

5/19/87

city of Lake Elsinore

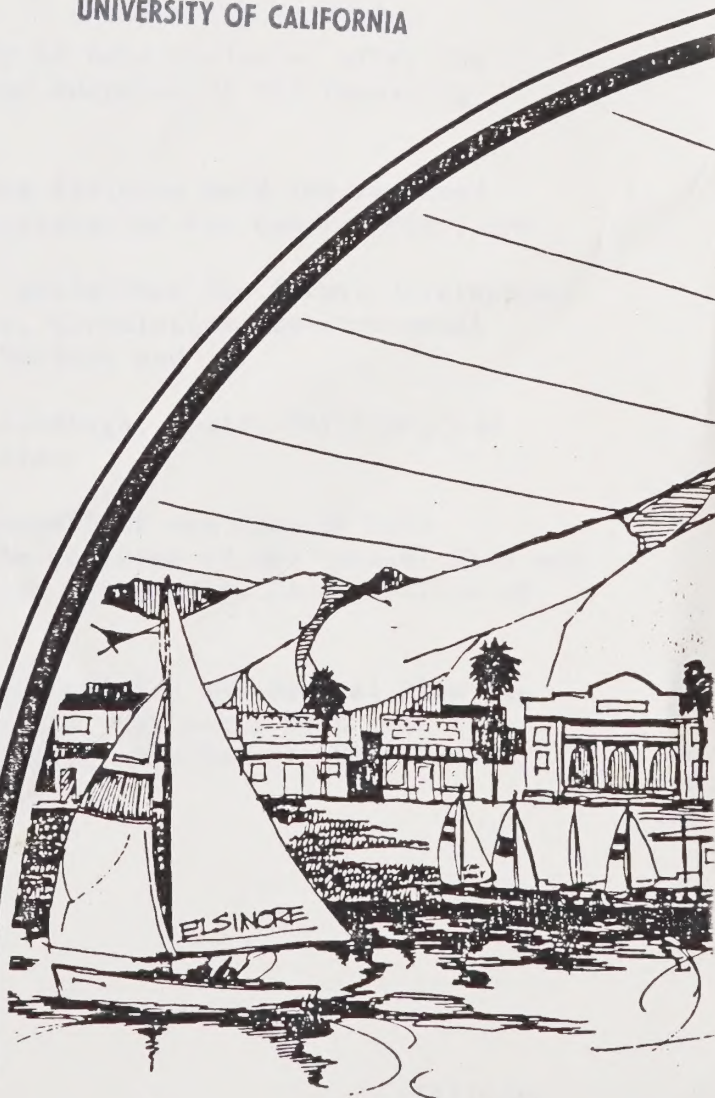
GENERAL PLAN


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CITY OF LAKE ELSINORE

CITY COUNCIL

RESOLUTION NO. 82-83

A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF LAKE ELSINORE, CALIFORNIA, ADOPTING A
COMPREHENSIVE GENERAL PLAN.

WHEREAS, the Planning Commission of the City of Lake Elsinore, after extensive public hearings, recommended the adoption of the Housing Element on September 15, 1981; and

WHEREAS, the City Council adopted the Housing Element by Resolution 81-83 on October 27, 1981; and

WHEREAS, the Planning Commission of The City of Lake Elsinore, after the required public hearings, has recommended the adoption of the remaining elements of the proposed General Plan; and

WHEREAS, the City Council of The City of Lake Elsinore held the required public hearings to consider this proposed revision of the General Plan; and

WHEREAS, the General Plan revision includes guidelines for future development and individual elements relating to Land Use, Circulation, Environmental Resources Management, Noise, and Community Design; and

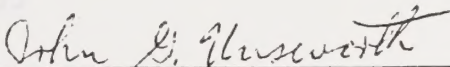
WHEREAS, the City Council concurs with the Findings, Goals, Policies, and Programs contained in the proposed General Plan;

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Lake Elsinore, that said Council hereby adopts the revision of the General Plan and accompanying General Plan Map, copies of which are on file in the office of the City Clerk; and

BE IT FURTHER RESOLVED, that the General Plan revision and General Plan Map shall become effective on December 14, 1982, and that until that time the General Plan and General Plan Maps as last amended October 27, 1981, shall remain in effect; and

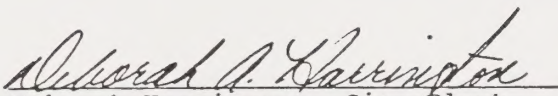
BE IT FURTHER RESOLVED, that the Planning Commission, City Attorney, City Manager and Director of Community Development are hereby directed to prepare for Council consideration policies, programs, regulations and ordinances required for effective implementation of the General Plan.

PASSED, APPROVED AND ADOPTED this 14th day of December, 1982.



John G. Unsworth, Mayor

ATTEST:



Deborah Harrington, City Clerk

(SEAL)

CITY OF LAKE ELSINORE

PLANNING COMMISSION

GENERAL PLAN REVISION

WHEREAS, the Planning Commission on September 15, 1981, at a public hearing recommended adoption of the Housing Element; and

WHEREAS, the Planning Commission of The City of Lake Elsinore held a public hearing on October 5 and 19, 1982 to consider the proposed revision to the General Plan; and

WHEREAS, the General Plan revision includes guidelines for future development and individual elements relating to Land Use, Circulation, Environmental Resources Management, Noise, Community Design; and

WHEREAS, the Planning Commission concurs with the Findings, Goals, Policies, and Programs contained in said documents;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Lake Elsinore hereby recommends that the Council of the City of Lake Elsinore approve the 1982 revision of the document entitled GENERAL PLAN TEXT and GENERAL PLAN MAPS, a copy of which is on file in the office of the Planning Department; and

BE IT FURTHER RESOLVED, that by adoption of this resolution, the Planning Commission of The City of Lake Elsinore recommends repeal of all previous resolutions and ordinances adopting General Plan maps and text that are inconsistent herewith.

PASSED AND ADOPTED by the City of Lake Elsinore Planning Commission on November 29, 1982.

It is a common mistake to think that the only way to improve the quality of our work is to work longer hours. In fact, the most effective way to improve the quality of our work is to work smarter, not harder.

There are many ways to work smarter, and one of the most effective is to take breaks. Taking breaks helps to refresh the mind and improve focus.

Another way to work smarter is to prioritize tasks. By focusing on the most important tasks first, you can ensure that you are making the most of your time. This is often referred to as the "Pareto principle" or the "80/20 rule".

It is also important to delegate tasks. If you are always doing everything yourself, you will never have time to do anything else. Delegating tasks to others can help to free up your time and improve the efficiency of your team.

Finally, it is important to stay organized. Keeping a to-do list and a calendar can help you to stay on top of your tasks and deadlines. This can help to reduce stress and improve the quality of your work.

By following these tips, you can work smarter, not harder, and improve the quality of your work. Remember, the key to success is not how hard you work, but how smart you work.

There are many other ways to work smarter, and it is important to find the ones that work best for you. Experiment with different techniques and see what works for you. The most important thing is to keep trying and improving.

Working smarter is a skill that can be learned and improved over time. By following these tips, you can become a more efficient and effective worker. This can help you to achieve your goals and improve the quality of your work.

Remember, the key to success is not how hard you work, but how smart you work. By working smarter, you can improve the quality of your work and achieve your goals.

Working smarter is a skill that can be learned and improved over time. By following these tips, you can become a more efficient and effective worker. This can help you to achieve your goals and improve the quality of your work.

Remember, the key to success is not how hard you work, but how smart you work. By working smarter, you can improve the quality of your work and achieve your goals.

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Remember, the key to success is not how hard you work, but how smart you work. By working smarter, you can improve the quality of your work and achieve your goals.

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MAYOR

John G. Unsworth

COUNCIL

Howie Torn, Mayor Pro Tem

John MacMurray

Larry Knight

Arta Valenzuela

PLANNING COMMISSION

Whit Steed, Chairman

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Manuel A. Rede

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City
State
Zip

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4. Other

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6. Date
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Cover rendering courtesy of Ikuo Sano

Introduction



PREFACE

This text, together with the attached maps, constitutes the General Plan for the City of Lake Elsinore. A General Plan for the City of Lake Elsinore was initially adopted by the City Council on June 12, 1967. A revised General Plan was adopted by the City Council on June 25, 1973. Additional elements have been adopted subsequent to this action. The most recent amendment to the General Plan was adoption of the Housing Element on October 27, 1981.

WHY A GENERAL PLAN

Change is a part of any community. In the community where change is accentuated by rapid growth, there is a need to look ahead and determine the effect of change on the physical, social and economic structure of the community. Change also affects the use and development of human and physical resources. In recognizing and anticipating changes which are occurring and may occur, Lake Elsinore hopes to guide its future to a more desirable state than would otherwise be possible.

The Plan illustrates the organization of land uses and infrastructure facilities necessary to accommodate future economic and social activities in the most desirable fashion. As a guide, the Plan represents a framework for decision-making by private investors, and for the expenditure of public funds which will occur over the next 10 years.

GENERAL PLAN SCOPE

The incorporated City of Lake Elsinore, and its sphere of influence, as defined by the Riverside County Local Agency Formation Commission, constitutes the Planning Area for this General Plan (Fig. I-1). The goals, policies, objectives, principles, standards, and implementation programs of the Plan are enforceable only in the City of Lake Elsinore, however, the City intends to utilize this General Plan in addressing issues within the sphere of influence and in reviewing annexation proposals.

Within this Planning Area, the General Plan contains and/or addresses:

- ° Planning proposals for the City of Lake Elsinore; and
- ° Those facilities within the unincorporated sphere of influence which have a significant influence on the City of Lake Elsinore. Such facilities include residential areas, industrial areas, commercial centers, freeways and major streets, educational institutions, and other major developments.

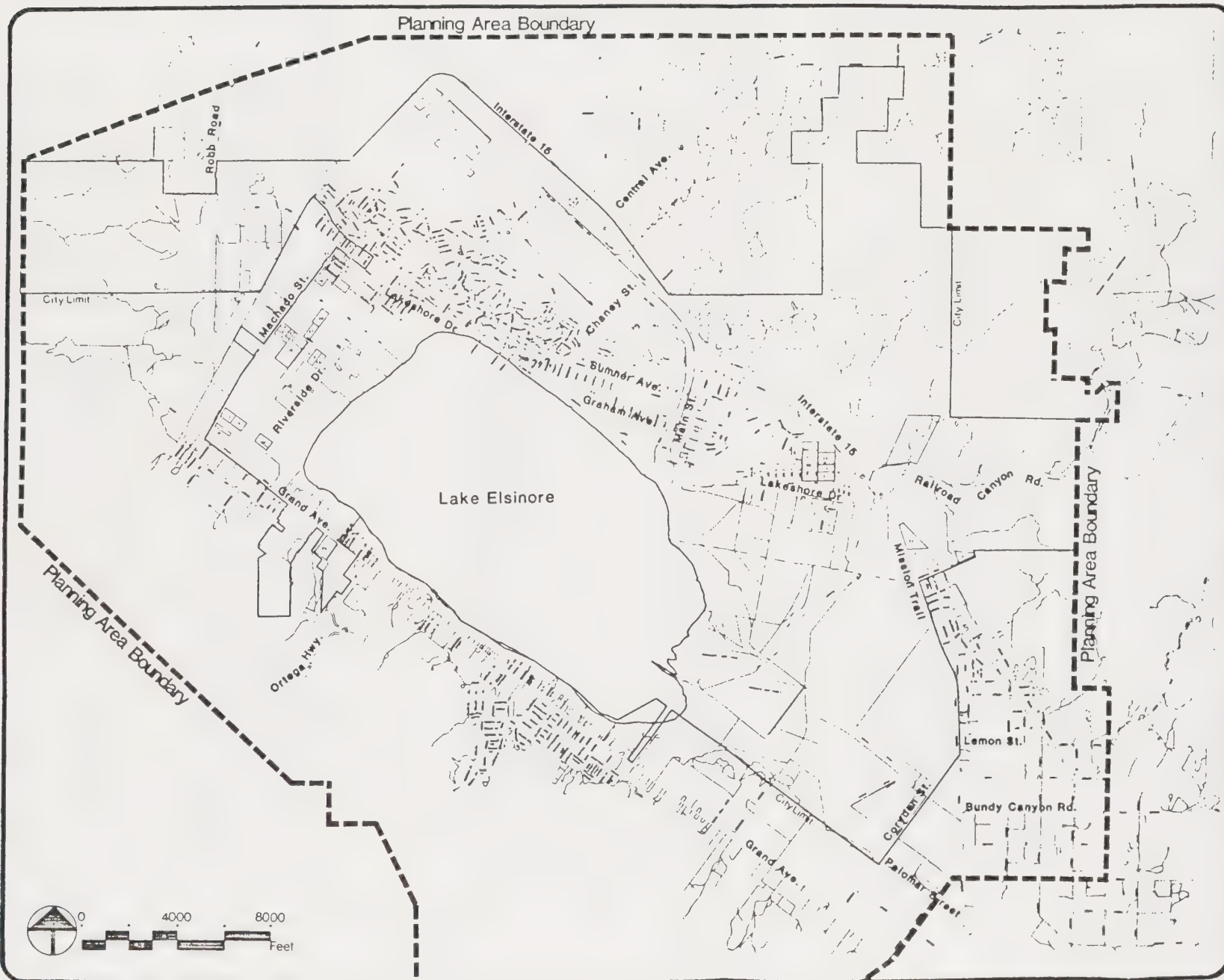


Figure I-2:
Planning Area

It should be emphasized that the City of Lake Elsinore General Plan was prepared within the total context of Elsinore Valley and with an awareness of Lake Elsinore's pre-eminent role in such a context. However, the General Plan is fundamentally a plan for the City of Lake Elsinore, and any efforts by neighboring jurisdictions to follow the General Plan objectives, standards, or proposals must be seen as purely discretionary acts on the part of those jurisdictions.

This General Plan identifies goals, defines City policies, provides implementing actions and establishes procedures to govern public decisions and private actions within the Lake Elsinore Planning Area. The planning process set forth here requires that the City and its residents consider and enter into a comprehensive planning program over a period of several years. This General Plan establishes that program.

The General Plan deals with four major concerns of the people of Lake Elsinore:

- Development as a diversified city;
- Preservation of Lake Elsinore's unique character;
- Maintenance of environmental quality; and
- Availability of housing for various income groups.

The plan sets forth the general policies that can contribute to the development of the area while preserving the City's character and environment. The Plan also provides for policies and procedures to meet the increasing need for maintaining, as a minimum, the existing balance of housing within the City and increasing opportunity for moderate and middle income housing.

General Plans, or more accurately, the land use elements thereof, traditionally have not had a specific legal effect on the use to which an owner can put his land. Zoning districts and environmental management ordinances have and will continue to have such effect. Past General Plans have had little practical use in assessing the potential effects of a given development proposal for public improvement. However, General Plans are now given far greater legal weight than previously and they are more clearly the basis for controlling the rights of private parties who wish to develop their land. Accordingly, the General Plan is the necessary and legally required prerequisite for land use regulations, Area Plans, Specific Plans, capital improvement programs, and plans or programs involving the City in the recreation, housing and other social needs of its present residents and those who will settle in the City of Lake Elsinore in the future.

PLANS OF OTHER AGENCIES

Throughout the research and analysis phase of the program, a large number of agencies were contacted. A number of these agencies have developed plans and programs which affect the Lake Elsinore Planning Area. The following plans were considered in the planning process:

- ° Riverside County General Plan;
- ° California State Scenic Highway Plan;
- ° California Freeway & Expressway Plan;
- ° Cleveland National Forest Multiple-Use Management Plan;
- ° Elsinore Valley Municipal Water District Master Plan;
- ° Southern California Association of Governments Regional Transportation Plan;
- ° Draft Southern California Association of Governments 82 Growth Forecast Policies;
- ° Rancho Laguna Redevelopment Plan; and
- ° California Department of Parks and Recreation.

PUBLIC PARTICIPATION

Residents of the City of Lake Elsinore have played an active role during the preparation of the General Plan. Public participation was elicited early in the plan preparation process, providing input into the formulation of the planning documents and concluded with the adoption of the General Plan by the City Council.

SURVEY QUESTIONNAIRE

In May, 1981, a household questionnaire and survey was mailed to every household within the City of Lake Elsinore and numerous County residents within the City Planning Area. Questions concerning demographic, social, and economic factors constituted about three-fourths of the questions. The remaining questions requested responses concerning attitudes about the future of the City. Results of this survey were used by the General Plan Advisory Committee in establishing goals and objectives for the General Plan. Appendix D contains the results of this survey.

GENERAL PLAN ADVISORY COMMITTEE (GPAC)

The General Plan Advisory Committee was appointed by the City Council to establish the goals and objectives of the General Plan. Further, they reviewed the plan during its various stages of completion and advised the Council on the alternatives considered. The committee consisted of representatives from the City Council, Planning Commission, Park and Recreation District, Citizen's Advisory Committee, Board of Realtors, and Community Development Corporation.

PUBLIC MEETINGS

Public meetings were held during the plan preparation process to review (1) the Master Environmental Assessment, (2) General Plan Alternatives, and (3) draft General Plan. Revisions to the documents were made as a result of comments received at each of these meetings.

PUBLIC HEARINGS

Public hearings were conducted by the Planning Commission on October 5 and 19, 1982 to consider the draft General Plan. On November 29, 1982, the Planning Commission recommended adoption of the General Plan to the City Council.

The City Council conducted public hearings on November 9, 1982 and November 23, 1982 to consider the draft General Plan. On December 14, 1982, this General Plan was adopted by the City Council of the City of Lake Elsinore.

ASSUMPTIONS

In the course of preparing the General Plan, several important assumptions have been stated or implied which have a direct bearing upon the formulation of goals and policies in the General Plan. These assumptions identify regional and local trends affecting the economic health of the planning area. The assumptions, stated below as a preface to the discussion of the goals of the plan, are considered for 1) the Southern California region, 2) Riverside County, and 3) the Planning Area.

SOUTHERN CALIFORNIA

1. The economy of Southern California could continue to grow at rates comparable to recent history, in terms of employment, incomes, housing starts and population.
2. The labor force growth rate will decrease as shifts in age distribution occurs.
3. Growth in goods and service producing sectors will enable employment opportunities to keep pace with labor force growth.
4. Expansion of mass transit will be limited due to reductions in federal spending.
5. Carpools, increased fuel efficiency, and emission controls will help to limit air pollution levels.
6. An imbalance between housing supply and demand will continue to push home prices upward.
7. Spending limitations will reduce the growth of state and local government, and the public sector's role in the economy will be reduced.
8. Recreational demands will increase within the region as a whole.

RIVERSIDE COUNTY

1. Population growth will average 3.4 percent per year through 1990.
2. In-migration will account for the major portion of the population growth.
3. About half of the growth will be residents moving from Orange and Los Angeles Counties.

4. Affordable housing, the availability of land, and accessibility to employment in the Los Angeles and Orange County areas will be the major factors in the in-migration patterns. Future demands for housing by military personnel at Camp Pendleton, March Air Force Base and El Toro Marine Corps Air Station may affect Lake Elsinore's housing market.
5. Despite high interest rates, a high level of residential construction will occur throughout the 1980's.
6. Major employment opportunities will be concentrated in construction, retail sales, and services.
7. As western Riverside County develops into "bedroom communities," new business and industry will be attracted to the area.
8. The demand for affordable housing will stimulate growth in the mobile home and manufactured housing industries located in central and western Riverside County.
9. Tourist expenditures will account for about 20 percent of the County's total labor and proprietor's income.

THE PLANNING AREA

1. Population growth during the next two decades will average 8.2 percent per year. Many of the new residents will be employed in other areas.
2. The City will be successful in capturing a large proportion of the commercial demand which will exist in the Planning Area.
3. Financing for private investment will be available in relationship to economic demand and entrepreneurial interest.
4. Lake Elsinore's labor force, accessibility, and rapid housing growth will make it increasingly attractive for industrial development.
5. The Rancho Laguna Redevelopment Plan will be successful in revitalizing the Central Business District and providing infrastructure to the industrial area.
6. The City will develop the necessary financing for the proposals of the general plan, and will actively engage in implementing the proposals of the plan.
7. Public and private interests have formed an effective organization designed to promote and encourage the development of the City of Lake Elsinore.
8. The Valley will be successful in capturing a large share of the recreation demand that must be satisfied in Riverside County.
9. Implementation of a lake stabilization plan will enhance the recreation/tourism potential of the city.

10. The California Department of Parks and Recreation will improve the facilities within the Lake Elsinore State Recreation Area.
11. Development within the flood plain will not be permitted unless the danger of inundation is effectively eliminated.
12. The City of Lake Elsinore will eliminate cumulative zoning from the Zoning Ordinance prior to undertaking a rezoning program.
13. The City of Lake Elsinore will conduct a rezoning program to achieve consistency with the General Plan.
14. A regional sewer plant will be constructed by the Elsinore Valley Municipal Water District prior to 1987.

DEFINITIONS

State law refers to, but does not define or rank, "objectives," "policies," "principles", "standards", "plan proposals," and "programs" in the general plan. The following set of definitions, arranged from the general to the specific, has been used in this General Plan.¹

GOAL - The ultimate purpose of an effort stated in a way that is general in nature and immeasurable. Example: "To enhance the open-space amenities of the community."

POLICY - A specific statement guiding action and implying clear commitment. Example: "Recreational uses in wildlife refuges and nature preserves shall be limited to those activities which are compatible with maintaining the environment with a minimum of disruption, such as hiking or horseback riding." The objectives, principles, standards, and programs provide the definitive direction and guidance to implement the policy.

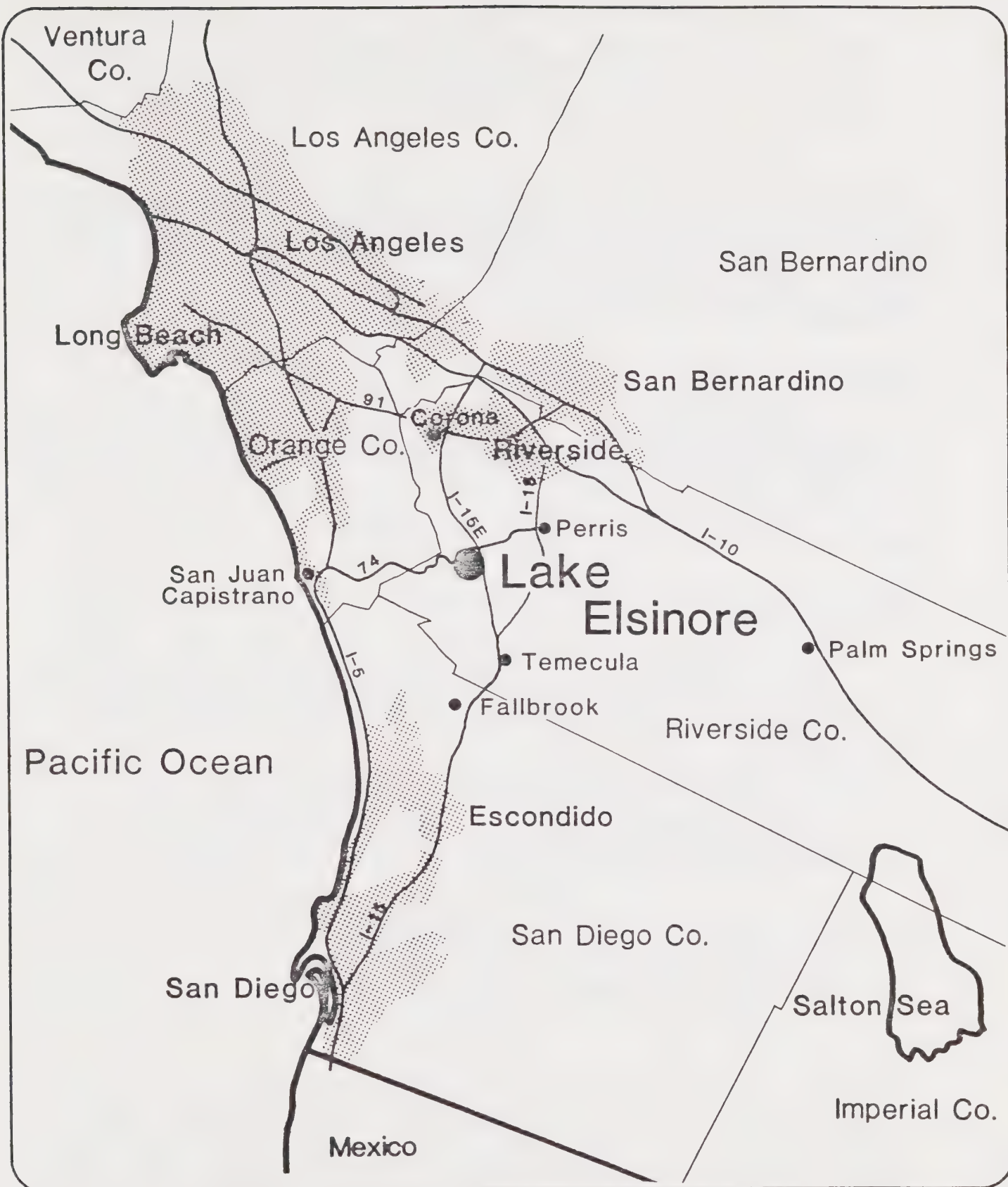
OBJECTIVE - A measurable goal. Example: "To reduce peak-hour traffic congestion to service level 'C' by 1984".

PRINCIPLE - An assumption guiding plan proposals, standards, and implementation. Example: "A neighborhood is bounded by arterial streets which carry through-traffic and which are located so as to avoid unnecessary traffic within the neighborhood."

STANDARD - A specific, often quantified guideline defining the relationship between two or more variables. Standards can often directly translate into regulatory controls. Example: Three to six dwelling units per net acre (low-density residential).

IMPLEMENTATION PROGRAM - An action, procedure, program, or technique that carries out general plan policy. Example: "Develop a geologic hazard overlay zoning classification and apply it to all geologic hazard areas identified in the general plan."

1. Quoted from General Plan Guidelines, 1980, p. 10.



SOURCE: 1981 California State Highway Map



Urbanized Area

Figure I-2:
Southern California Area Map

GOALS

Prior to any consideration of individual elements, it is important to focus upon the General Plan for the City of Lake Elsinore as a totality. What does the General Plan say when taken as a whole, and what does it mean?

PRIMARY GOAL

The General Plan's Primary Goal is to enhance the quality of life for the residents of the City of Lake Elsinore.

This implies that the City will seek to ensure the maintenance of an environment that is responsive to the individual's psychological, aesthetic, and physical needs.

BASIC GOALS

A number of important sub-goals flow from the General Plan's primary goal. These goals are:

- ° Encourage the kind of economic growth and development which supplies jobs and economic self-sufficiency for existing and future residents, and maintains the city's ability to finance public improvements, and provide for human services.
- ° Ensure that growth and development occurs in an orderly fashion in accordance with adopted policies and procedures governing the use of land, residential development, provision of services, and distribution of new housing units throughout the Planning Area.
- ° Preserve the natural environment of Lake Elsinore by adopting city-wide and area-specific policies and programs for open space preservation and management of the environment.
- ° Encourage the development of cultural, educational and recreational facilities and activities, ensuring their availability to all segments of the population.

The General Plan contains a series of programs designed to implement these basic goals, as well as the goals stated within each element of the plan. Instances may arise where the City may need to rank the relative importance of the General Plan goals and to emphasize the implementation of one or more goals. For example, in specific situations the City may be required to choose whether to emphasize balanced housing opportunities, expanded employment opportunities, or positive fiscal benefits. The General Plan implementation programs and standards have been designed to have sufficient flexibility to permit the City to emphasize those goals which provide the greatest public benefit in any given situation.

OPTIONS and CONCEPTS

Three sets of options for future development within the City of Lake Elsinore and its Sphere of Influence were examined during the preparation of the General Plan. The first set of options considered various types of development -- residential, recreational, industrial, diversified. A second set of options considered the density of development -- low, medium, or high density. The final options addressed a fluctuating and a stabilized lake leve.

Following the examination of various options, three conceptual land use maps were prepared. These concepts designated the general distribution, location, and extent of the uses of land for housing, business, industry, open space, education, public buildings and grounds, solid and liquid waste disposal sites, and other categories of public and private uses. The primary and basic goals, the results of the survey questionnaire distributed in May, 1981, and the information contained in the Master Environmental Assessment were utilized in preparing the concept maps.

Each concept plan represents different periods of time. Concept A presented a plan for future development during the next 10-year period. Concept B presented a 15-year plan, and Concept C a 20-year plan. These differing time periods were selected to illustrate a possible progression of development activities during the next 20 years. As an example, certain areas, such as the area between Riverside Drive and Nichols Street were shown as open space in Concepts A and B, while the area is designated as industrial development in Concept C. The open space designation is used as an interim designation. If, because of unforeseen circumstances, ultimate industrial use is not feasible, the City would have the opportunity to select an alternative use for the land. In the interim, however, it is important to prohibit uses that would be detrimental to the long-term interests of the City.

An Options and Concepts Report was presented to the City Council, Planning Commission and General Plan Advisory Committee (see Appendix B). Following a review of the Conceptual Land Use Plans, a General Plan Land Use Map was prepared and adopted by the City Council.

UTILIZATION OF THE GENERAL PLAN

The General Plan is a tool which the Planning Commission and City Council will employ as a guide to make various decisions. State law requires local jurisdictions to utilize the General Plan upon the development, implementation and maintenance of various programs and facilities. Publicly owned facilities, such as roads, streets, water and sewer facilities, public buildings, and parks must be provided and maintained in accordance with the General Plan. Community Redevelopment Law also requires all Redevelopment Plans to be adopted in conformance with a city's General Plan.

The most important function of a General Plan is that of a growth management tool. State law provides that certain types of development applications be found consistent with a city's adopted General Plan. Since only a portion of the development applications come under the direct scrutiny of the General Plan, a flow chart has been provided to identify the City's processing procedures.

The chart identifies two (2) basic procedures:

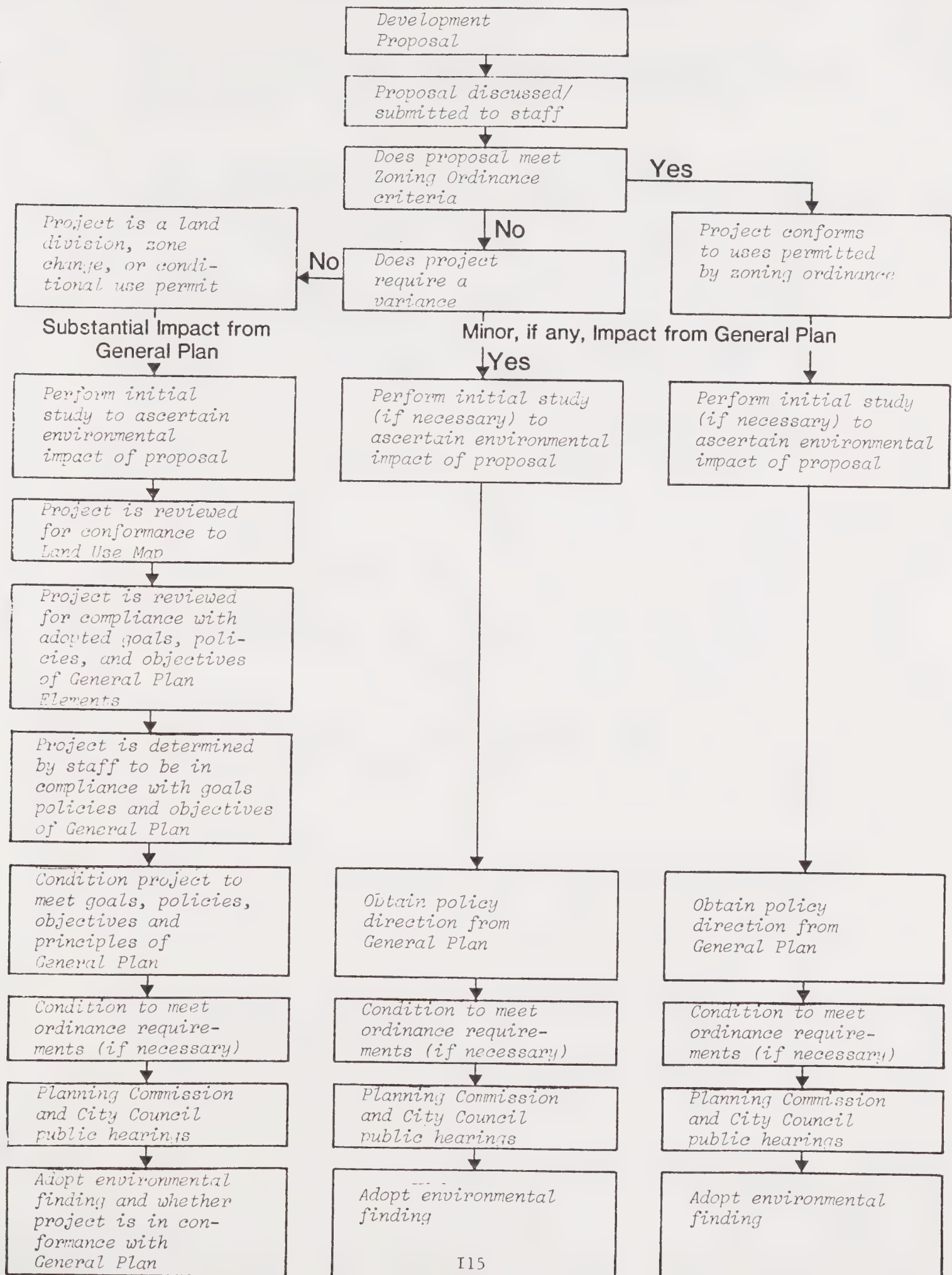
- ° discretionary permits which require compliance with General Plan maps and text based upon state and federal court actions; and
- ° non-discretionary permits which have only minimal consistency requirements with the General Plan.

The City's review process is an attempt to evaluate and determine a development's compliance with various codes and ordinances. If the development proposal conforms to these requirements, it will undergo an environmental review as to its impact upon the community and then an evaluation by the legislative bodies. These bodies may impose various health, safety and aesthetic conditions upon the development as permitted by adopted ordinances and policies of the General Plan.

If a development proposal requires a number of approvals by legislative bodies, it is usually considered discretionary. Discretionary projects, in the eyes of the General Plan, are conditional use permits, zone changes and land divisions. If a proposal must undertake one (1) or more of those actions, the courts have found a community must make specific findings the proposal conforms to the General Plan Land Use Map and text. The City will once again undertake an environmental evaluation of the application to review the project's impact upon the community. The project is then reviewed for consistency with General Plan. Once the project is found consistent and/or conditioned to be consistent with the Plan, the City may approve the request.

Figure 1-3

General Plan Compliance Procedures



REVISING AND AMENDING THE GENERAL PLAN

"The general plan is a dynamic document because it is based on community values and an understanding of existing and projected conditions and needs, all of which continually change. Local governments should plan for change by establishing formal procedures for regularly monitoring, reviewing, and amending the general plan. The portions of the plan with a short-term focus, such as the implementation program, should be reviewed annually and revised as necessary to reflect the availability of new implementation tools, changes in funding sources, and the results of monitoring the effectiveness of past decisions. Indeed, Government Code Section 65400(b) requires the planning agency to 'render an annual report to the legislative body on the status of the plan and progress in its implementation.' The entire plan, including the basic policies, should be thoroughly reviewed at least every five years and revised as necessary to reflect new conditions, local attitudes, and political realities. The housing element must be reviewed and updated at least every five years (Title 25, California Administrative Code Section 6472). Obviously, the longer the interval, the greater the effort and extent of each revision." (State of California General Plan Guidelines, 1980, p.68)

Since the State of California has identified the initial and subsequent times for a General Plan amendment (housing Element update) it would be appropriate for the City of Lake Elsinore to undertake a General Plan review and update every five years, starting on July 1, 1984.

Annual reviews of the General Plan should be conducted by the City to insure that it reflects changing conditions within the Planning Area. This can be accomplished as part of the annual report to the legislative body on the status of the plan and progress in its application required by Government Code Section 65400.

While this provides a systematic method for evaluating the progress of the General Plan, it does not preclude a citizen, developer, or the City from initiating an amendment between these major review periods. State law allows a local jurisdiction to amend its General Plan three (3) times a year. Each time the Plan is amended, the locality may modify or add as many provisions as necessary to address its perceived needs.

"In reviewing proposals for general plan amendments, local officials should remember that the general plan is a policy document for the entire community and that it may only be amended 'in the public interest' (Government Code Section 65356.1). In other words, the plan should only be amended when the city or county, with the support of a broad consensus, determines a change is necessary,

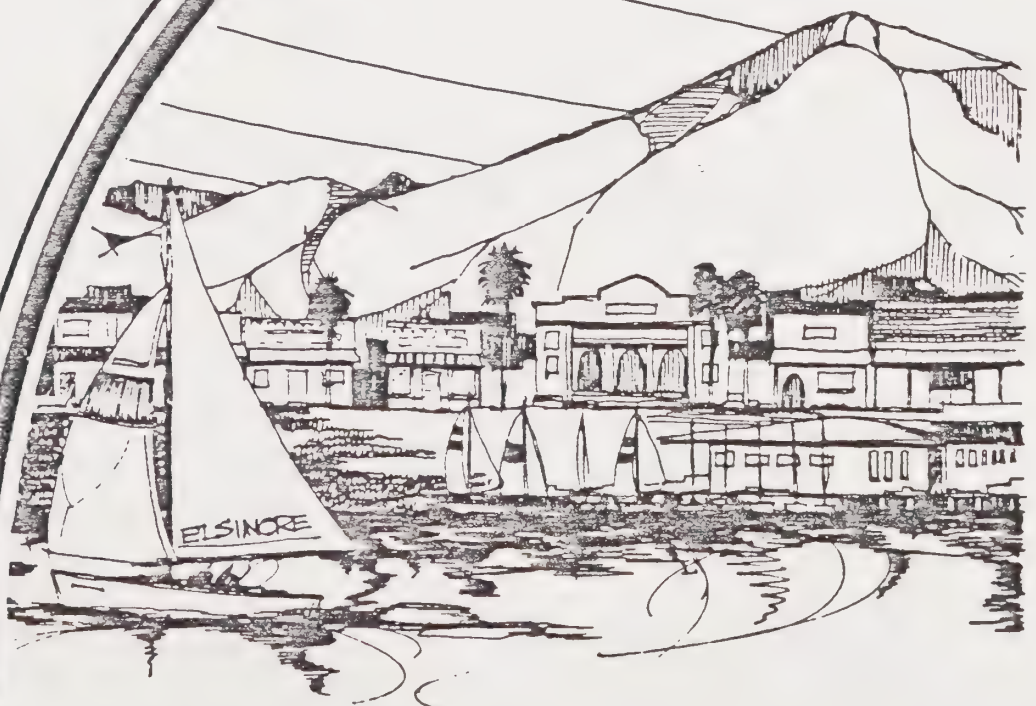
not merely because a property owner or group of citizens desires the amendment. Every general plan amendment, additionally, must be consistent with the rest of the general plan or appropriate changes need to be made to maintain consistency.

"With all amendments, local governments must follow the procedures outlined in Government Code Sections 65350 et seq.. An amendment to a general plan constitutes a project under the California Environmental Quality Act and, therefore, must be evaluated for its environmental effects. In addition to these requirements, proposed general plan amendments should be referred to all interested governmental agencies for comment prior to adoption. Following formal adoption, the amendments should be sent to all people and organizations known to possess copies of the general plan. Amendments sent to the Office of Planning and Research are forwarded to the Government Publications Section of the California State Library to be shelved with the general plan documents in the County - Municipal Collection. Copies should also be attached to every general plan distributed after the date of amendment." (State of California General Plan Guidelines, 1980, p.69)

REFERENCES

1. General Plan Guidelines, State of California Office of Planning and Research, 1980.

Summary



SUMMARY

PRIMARY GOAL

The General Plan's Primary Goal is to enhance the quality of life for the residents of the City of Lake Elsinore.

This implies that the City will seek to ensure the maintenance of an environment that is responsive to the individual's psychological, aesthetic, and physical needs.

BASIC GOALS

A number of important sub-goals flow from the General Plan's primary goal. These goals are:

- ° Encourage the kind of economic growth and development which supplies jobs and economic self-sufficiency for existing and future residents, and maintains the city's ability to finance public improvements, and human services.
- ° Ensure that growth and development occurs in an orderly fashion in accordance with adopted policies and procedures governing the use of land, residential development, provision of services, and distribution of new housing units throughout the Planning Area.
- ° Preserve the natural environment of Lake Elsinore by adopting city-wide and area-specific policies and programs for open space preservation and management of the environment.
- ° Encourage the development of cultural, educational and recreational facilities and activities, ensuring their availability to all segments of the population.

LAND USE GOALS

Provide the citizens of Lake Elsinore with a balanced community of residential, commercial, industrial, recreational and institutional uses necessary to satisfy the social and economic segments of the population (Goal 1.1). Objectives to be achieved are:

- ° Encourage the development of both existing and new neighborhoods in an orderly fashion, wherever growth does not exceed the capacity of the community to provide necessary services and facilities;
- ° Encourage the development of commercial centers at strategic points in the Planning Area;

- ° Enhance and encourage the revitalization of the Central Business District to serve the needs of permanent residents and tourists; and
- ° Encourage the location of industries which are compatible with the Valley's resources, climates and appearance.

Enhance the quality of life for Lake Elsinore residents while accommodating gradual development which harmonizes with the natural environment (Goal 1.2). The objective to be achieved is:

- ° Create an urban environment which is satisfying to the residents of the community, and which will appeal to the many people in Southern California who seek locations for recreation purposes or for permanent residence in Lake Elsinore.

Provide an adequate level of public services and facilities for the present and future residents of the City (Goal 1.3). Objectives to be achieved are:

- ° Existing sewer and water deficiencies will be corrected prior to, or concurrent with, the extension of services and facilities to undeveloped areas;
- ° Adequate solid waste facilities will be provided which are suitably located to serve the Planning Area; and
- ° Adequate school facilities and services will be provided to all new development in the City.

CIRCULATION GOALS

Provide a network of transportation systems to serve the needs of residents and visitors to the Elsinore Valley (Goal 2.1). Objectives to be achieved are:

- ° Plan for and implement a network of arterial, major and collector roads that together provide proper access between the various parts of the City;
- ° Maintain the current level of transit services and expand such services as required when demand levels increase;
- ° Insure that adequate on-site parking facilities are provided for all land uses;
- ° Provide for the safe and convenient use of bicycles throughout the City for recreation and as a viable alternative to the automobile as a form of local transportation.

ENVIRONMENTAL RESOURCES MANAGEMENT GOALS

Conserve biotic and physical resources of scientific and ecological value for the benefit of future generations (Goal 3.1). The objective to be achieved is:

- ° Protect and maintain significant examples of plant and animal life by reducing negative impacts of human activities.

Preserve the unique open space character of the Lake Elsinore Planning Area (Goal 3.2). The objective to be achieved is:

- ° Fulfill the City's responsibility as trustee of the environment for succeeding generations by maintaining open space resources.

Promote the use of mineral, groundwater and air resources with economic or public significance in a manner which will insure their productivity and utility to present and future generations (Goal 3.3). The objectives to be achieved are:

- ° Promote the economic use of mineral and groundwater deposits in a manner which will generate benefits to present and future generations; and
- ° Maintain and improve, whenever possible, the Planning Area's air quality.

Protect and preserve areas with prime agricultural lands from premature conversion to urbanized uses (Goal 3.4). The objective to be achieved is: MEA

- ° Preserve and maintain agricultural areas which permit production of food and fiber as well as provide open space views which contribute to the rural character of the Lake Elsinore Valley.

Protect and expand areas containing recreational resources in a manner that will preserve the integrity of the resource (Goal 3.5). The objective to be achieved is:

- ° Maintain an open space system which provides outdoor recreation opportunities for residents and visitors.

Enhance the physical, mental and spiritual well being of City residents by providing opportunities for relaxation, rest, activity, education, and relationships with their neighbors (Goal 3.6). The objective to be achieved is:

- ° Provide recreational facilities which are easily accessible to all residents.

Protect and preserve historic and cultural resources (Goal 3.7). Objectives to be achieved are:

- ° Encourage cultural, educational and recreational facilities and activities, ensuring their availability to all segments of the population; and
- ° Identify and preserve significant archaeological sites within the Planning Area.

Provide a living environment free from potential hazards associated with geologic or seismic activity (Goal 3.8). The objective to be achieved is:

- ° Reduce the loss of life, property and the economic and social dislocations resulting from geologic and seismic activity.

Provide a living environment free from potential hazards associated with slope failure or mudslide (Goal 3.9). The objective to be achieved is:

- ° Reduce the loss of life, damage to property, and the economic and social dislocations resulting from slope failures and mudslides.

Provide a living environment free from potential hazards associated with inadequate drainage or flooding (Goal 3.10). The objective to be achieved is:

- ° Minimize loss of life, damage to property, and social and economic dislocations resulting from flood or dam failure hazards.

Provide a living environment free from potential hazards associated with extensive wildland and structural fires (Goal 3.11). The objective to be achieved is:

- ° Reduce the loss of life, damage to property, and the economic and social dislocations resulting from wildland and structural fires.

Provide an adequate level of public security (Goal 3.12). The objective to be achieved is:

- ° Reduce the loss of life, damage to property, and the economic and social dislocations resulting from breaches of security and violations of law.

HOUSING GOALS

Provide a variety of housing types proportionally priced and sized to meet resident and community needs (Goal 4.1).

Encourage development in areas of existing public facilities and services (Goal 4.2).

Maintain the existing housing stock through rehabilitation (Goal 4.3).

Provide environmentally sensitive and energy efficient housing in the City (Goal 4.4).

Facilitate cooperation and communication between the public and private sectors in the housing market (Goal 4.5).

The objectives to be achieved in meeting the above goals are:

- ° Concentrate on providing public facilities and services in areas of existing development and discourage development which requires extending public facilities and services; and
- ° Provide additional incentives to develop infill housing; and
- ° Provide for safe and sanitary housing through rehabilitation; and
- ° Provide for the rehabilitation of existing residential units to preserve them as part of the City's housing stock and affordable housing for existing residents.

NOISE GOALS

Protect and maintain those areas having acceptable noise environments, and provide for the reduction of noise where the noise environment is unacceptable (Goal 5.1). The objective to be achieved is:

- ° Protect and enhance the City's noise environment by simultaneously controlling noise at its source, along its transmission paths, and at the site of the ultimate receiver. First priority shall be given to residential areas to assure an environment free from excessive or damaging noise. Control of noise at its source shall be given priority over changes to residential structures or neighborhoods where practical.

COMMUNITY DESIGN GOALS

Improve Lake Elsinore's physical, visual, and historic environments (Goal 6.1). Objectives to be achieved are:

- ° Recognize and protect major views in the City with particular attention given to scenic hillsides and the Lake;
- ° Enhance the general quality of design and emphasize the unique character of each residential neighborhood, and commercial and industrial areas;
- ° Encourage the preservation of buildings which have historic and/or architectural merit; and
- ° Maintain the present scale of buildings within the City.

Improve the visual quality as well as the physical efficiency of the existing and future circulation systems (Goal 6.2). The objectives to be achieved are:

- ° Provide safe, attractive, scenic routes which will serve the motoring public, bicyclists and pedestrians; and
- ° Increase the clarity of routes for travelers.

Land Use Element



INTRODUCTION

Lake Elsinore's Land Use Map indicates the City's intentions for the development, redevelopment, growth, and preservation of public and private properties within the Planning Area over the next 10 years. The Planning Area includes lands within the City limits, unincorporated areas including Cleveland National Forest, and the Lake Elsinore State Recreation Area.

Proposed land uses and streets reflect existing patterns in developed areas. The City's decision to keep the lake perimeters and steep slopes predominantly open is reflected in the Environmental Resources Management Element. Boundaries between land uses are quite specific and usually follow present property lines and existing land uses.

The Land Use Map brings together all of the map-related goals, policies, objectives, principles, standards and programs in other sections of the General Plan. However, the Land Use Map cannot reflect all the policies and programs which will influence allowable land uses. For example, the General Plan policies rather than the Land Use Map reflect urban design policies and programs which deal with visual features, such as allowing non-conforming use of buildings with historical or architectural merit for the life of the building.

The General Plan, which includes the Land Use Map, will become the foundation for proposed capital improvement projects when it is adopted. No subdivision or rezoning will be approved unless it is in harmony with the adopted General Plan. However, a Land Use Map is different from a zoning map, and land use categories are not the same as zoning districts. For each land use category designated on the map, at least one zoning designation will be possible, with a few exceptions where more than one zoning designation is possible.

FINDINGS

The City of Lake Elsinore and surrounding region have developed with the lake as the center of focus. Initially, agricultural activities developed around the lake and were followed by resort and residential developments. In the more recent past, industrial and commercial activities have been a more important part of the development pattern. Currently, residential development is the major activity development in the City's economy.

The City of Lake Elsinore encompasses 24.6 square miles (15,763 acres). The predominant land use in the City is the Lake Elsinore State Recreation Area, accounting for 19 percent of the city area (Table LU-1). Six percent of the developed area is devoted to residential uses, with single family dwellings as the predominant type. One percent of the developed area is in two-family, multi-family, and mobile home occupancy uses. Correspondingly, 44 percent of the land is zoned for single-family, about 1 percent for duplexes and about 2 percent is zoned for multi-family usage.

Detached single-family units are primarily located near the CBD, at the west end of the lake (between Riverside Drive and Machado Avenue), along Robb Road, and in the area near East Lakeshore Drive. Other single-family developments are dispersed throughout the planning area, such as Lakeland Village and Sedco Hills.

The majority of duplexes and multi-family uses are confined to central Elsinore near the CBD. Four mobile home parks are also found in the City; one is located near the CBD, and the other three are located west of the lake. Several residential areas, primarily in outlying areas, have been developed with only minimum street improvements required. Other portions of the City have only limited water and sewer facilities.

A relatively small portion of the City, consisting of 887 acres (less than 6 percent of the City) is zoned for commercial purposes. Less than 10 percent (74 acres) of the commercially zoned land is actually developed. This indicates that there is an excessive amount of commercially zoned land in the City. Commercial development is concentrated in the town center area, at the intersections of Railroad Canyon Road and East Lakeshore Drive, and Lakeshore Drive and Riverside Drive. Recently constructed commercial activities are located away from the Central Business District and diminish the economic viability of the downtown area. Further, the existing commercially zoned land is scattered throughout the City, which encourages the development of isolated commercial projects. This isolation of individual commercial enterprises reduces the economic incentives to develop higher levels of commercial centers. Regional facilities are located outside the planning area in the Cities of Corona and Riverside.

Approximately 7 percent (110 acres) of the land in the City is zoned for industrial uses. However, only 78 acres, or 7 percent of the industrially zoned developed area is in actual industrial use, primarily in the area northwest of the CBD. The types of industry range from small, independent

shops to larger scale, light manufacturing and warehousing. Most of the industrially zoned land is located along Collier Avenue in the Temescal Wash area. Historically, flooding has been a major problem in this area. Public services (e.g., sewer, water, and roads) to support intensive industrial development is currently lacking in this area.

Much of the City's 10,231 vacant acres is in private ownership and is expected to develop during the life of the Plan. Other areas, such as Country Club Heights, will probably develop at a very slow rate, due to problems of topography and existing subdivision patterns.

TABLE LU-1
1981 EXISTING LAND USE AND ZONING PATTERNS

Land Use

Type of Use	Land Use			Zoning		
	Acres	% of Category	% of Total	Acres	% of Category	% of Total
<u>RESIDENTIAL</u>						
Single Family, (Low Density)	321	35.0	2.7			
Single Family	427	47.0	2.7	6967	91.7	44.2
Two Family	81	9	0.5	165	2.2	1.0
Multi Family	36	4	0.2	415	5.5	2.6
Mobile Homes	49	6	0.3			
Total	914	100.0	5.9	7597	100.0	47.9
<u>COMMERCIAL</u>						
Shopping Center	40	54.1	0.2			
CBD	24	32.4	0.1			
Other	8	13.5	0.1			
Total	74	100.0	0.6	887	100.0	5.7
<u>INDUSTRIAL</u>						
Heavy	20	23.0	0.1			
Light	67	77.0	0.4			
Total	78	100.0	0.5	1100	100.0	7.0
<u>RESOURCE PRODUCTION</u>						
Intensive Agriculture	245 ¹	69.0	1.5			
Non-Intensive Agric.	110 ²	31.0	0.7			
Total	245	100.0	1.5			
<u>PUBLIC SERVICES</u>						
Utilities	78	12	0.5			
Educational	37	6	0.2			
Gov't/Semi-Public	7	1	< 0.1			
Streets/Highways	529	81	3.2			
Total	651	100	4.1	0	0	0
<u>RECREATIONAL</u>						
State Park	2950	85.0	18.7	2950	47.7	18.7
Commercial Recreation	167	5.0	1.0	2890	46.8	18.6
City Parks	15	< 1	< 0.1			
Open Space	339	10.0	2.0	339	5.5	2.1
Total	3471	100.0	21.7	6179	100.0	39.4
<u>UNDEVELOPED</u>						
Vacant	10231 ³	100	64.8			
Total	10231	100	64.8			
TOTAL	15763	-	100.0	15763	-	100.0

Source: City of Lake Elsinore Planning Department

1. Commercially productive agriculture (orchards, nursery).
2. Irrigated fields (hay, barley).
3. Includes recreational open space.

NOTE

The General Plan uses a numerical and alphabetical classification system to organize the Goals, Policies, Objectives, Implementation Programs, Principles, and Standards. The classification system is keyed to the Goals so that all related items can be easily identified. The following example of an abbreviated Goal 1.1 illustrates the use of the classification system.

GOAL 1.1 Provide for a balanced community

POLICY 1.1 Establish a balance of land uses

OBJECTIVE 1.1.a Neighborhoods

IMPLEMENTATION PROGRAMS (1.1.a)

- (1) Adopt Zoning Matrix
- (2) Revise Land Development Ordinances

*

*

- (10) Adopt a Planned Residential Development Ordinance

OBJECTIVE 1.1.b Commercial Areas

IMPLEMENTATION PROGRAMS (1.1.b)

- (1) Rezone to promote land use proposal
- (2) Require specific plans for large landholdings

Additional Objectives and Implementation Programs are given the next alphabet letter or sequential number, as appropriate.

Principles and Standards are grouped at the end of each element in separate sections. They are related to the Objectives by use of the classification system, e.g., Principles (1.1.a) on page LU12, and Standards (1.1.a) on page LU16 relate to Objective 1.1.a. They have been placed at the end of the element to permit ready reference without complicating the flow of intent from Goal to Implementation Program.

GOAL 1.1

Provide the citizens of Lake Elsinore with a balanced community of residential, commercial, industrial, recreational and institutional uses necessary to satisfy the social and economic needs of the population.

POLICY 1.1

It is the policy of the City to establish and maintain a balance of land uses throughout the community.

OBJECTIVE (1.1.a)

Encourage the development of both existing and new neighborhoods in an orderly fashion, wherever growth does not exceed the capacity of the community to provide necessary services and facilities.

IMPLEMENTATION PROGRAMS (1.1.a)

- (1) The Zoning Compatibility matrix will be adopted as part of the Zoning Ordinance (see Land Use Designation Section of this element).
- (2) Revise Lake Elsinore's Zoning and Land Development ordinances to implement and achieve consistency with the land use designations of the General Plan (see Land Use Designation Section of this element).
- (3) The Zoning Ordinance will be amended to include Special Area Overlay zones which will include development regulations for Lake Shoreline, Scenic, Resource Conservation, District Preservation, Fault-Rupture Overlay, and Flood Prone Areas. The new districts shall be determined through the utilization of the Zoning Matrix and General Plan policies.
- (4) Extensive rezonings shall be undertaken to promote the land use proposals of the General Plan. They should be accomplished in stages keyed to renewal, public improvements, and other major developments, and as conditions in each area become appropriate for the rezoning.
- (5) The Redevelopment Agency will prepare specific plans for the Temescal Wash area. The Redevelopment Agency will then assemble the necessary parcels to permit large-scale developments which will be subject to strict controls based on standards and criteria, including the requirement for full provision of amenities necessary to assure quality development.

- (6) Require that Specific Plans be submitted by developers of large land ownerships for those areas designated SPA (Specific Plan Area) and encourage the submission of Specific Plans for those areas which are not designated, but are deemed appropriate for Specific Plan requirements.
- (7) Develop and adopt a Specific Plan Ordinance to standardize processing procedures and identify general conditions of approval.
- (8) The City shall prepare an Action Plan for the existing airport area following the completion of the Airport Feasibility Study.
- (9) The Corps of Engineers Study on the outflow channel should be implemented when completed.
- (10) The City shall adopt a Mixed-Use Zoning District to implement the Mixed Use Land Use Designation.
- (11) The City should adopt a Planned Residential Development (PRD) ordinance to permit more creative and imaginative development than is generally possible under conventional zoning regulations. Density may be transferred from one residential designation to another within the same project through the PUD Ordinance provided it conforms to the Goals, Policies and Objectives of the Land Use Element. Bonuses may also be allowed through the PUD Ordinance provided any of the following criteria are met:
 - (a) A publicly valuable item is provided, preserved or enhanced which would otherwise require the expenditure of public monies.
 - (b) A public or quasi-public item is provided above and beyond the normal expectations.
 - (c) An amenity, convenience or excellence is provided above and beyond normal expectations.
- (12) The City shall prepare and adopt a Planned District Ordinance for the Country Club Heights area that provides reasonable restrictions on the construction, alteration, or rehabilitation of residential and commercial developments related to the small lot configuration, current development pattern, and the terrain of the area. It is intended that for the time period between the adoption of the General Plan and the adoption of the Country Club Heights Planned District that the existing R1, R2, R3, C1 CP and M1 zoning districts shall be considered consistent with the Country Club Heights Planned District land use designation.
- (13) The City shall adopt an Office-Professional Zoning District to implement the Mixed Use Land Use Designation.

OBJECTIVE (1.1.b)

Encourage the development of commercial centers at strategic points in the Planning Area.

IMPLEMENTATION PROGRAMS (1.1.b)

- (1) Extensive rezonings shall be undertaken to promote the land use proposals of the General Plan. They should be accomplished in stages keyed to renewal, public improvements, and other major developments, and in general as conditions in each area become appropriate for the rezoning.
- (2) Require that Specific Plans be submitted by developers of large land parcels.

OBJECTIVE (1.1.c)

Enhance and encourage the revitalization of the Central Business District to serve the needs of permanent residents and tourists.

IMPLEMENTATION PROGRAMS (1.1.c)

- (1) The City should prepare and adopt a Specific Plan for the downtown area that incorporates the Corps of Engineers Flood Control Study, the historic district proposed by the County Historic Office, the State Department of Parks and Recreation Plan for the shoreline, and the Urban Design Study prepared by Cal Poly. A major feature of the plan should be to link the downtown area and the mixed use area west of the channel to the recreation area at the lakeshore. The establishment of a distinctive identity for the downtown should be included in the Plan and implemented through architectural controls, sign graphics, street furniture and fixtures.
- (2) The Redevelopment agency may prepare Specific Plans for areas under their jurisdictional control.

OBJECTIVE (1.1.d)

Encourage the location of industries which are compatible with the Planning Area's resources, climate, and appearance.

IMPLEMENTATION PROGRAMS (1.1.d.)

- (1) Extensive rezoning shall be undertaken to promote the land use proposals of the General Plan. They should be accomplished largely in stages keyed to renewal, public improvements, and other major developments, and as conditions in each area become appropriate for the rezoning.

- (2) The Redevelopment Agency will prepare specific plans for the Industrial area within its jurisdiction. The Redevelopment Agency will then assemble the necessary parcels to permit large-scale developments which will be subject to strict controls based on standards and criteria, including the requirement for full provision of amenities necessary to assure quality development.
- (3) Require that Specific Plans be submitted by developers of large land ownership for those areas designated SPA (Specific Plan Areas) and those areas which are not designated, but are deemed appropriate for Specific Plan requirements.

GOAL 1.2

Enhance the quality of life for Lake Elsinore residents while accommodating development which harmonizes with the natural environment.

POLICY 1.2

It is the policy of the City of Lake Elsinore to recognize the importance of land uses in determining the quality of life and its effect on the environment.

OBJECTIVE (1.2.a)

Create an environment which is satisfying to the residents of the community, and which will appeal to the many people in Southern California who seek locations for recreation purposes or for permanent residence in Lake Elsinore.

IMPLEMENTATION PROGRAMS (1.2.a)

- (1) A Hillside Development Ordinance should be adopted by the City to regulate development on steep slopes.
- (2) A Grading Ordinance should be adopted by the City to provide for the preservation of the physical character of the land.
- (3) The City's Land Division Ordinance should be amended, as necessary, to incorporate the provisions of the General Plan and recent revisions to the Subdivision Map Act.

GOAL 1.3

Provide an adequate level of public services and facilities for the present and future residents of the City.

POLICY 1.3

It is the policy of the City to insure that adequate public services and facilities are provided in a timely and adequate manner.

OBJECTIVE (1.3.a)

Correct existing sewer and water deficiencies prior to, or concurrent with, the extension of services and facilities to undeveloped areas.

IMPLEMENTATION PROGRAMS (1.3.a)

- (1) The City will upgrade sewer and water facilities in the Rancho Laguna Redevelopment areas as specified in the Redevelopment Plan.
- (2) The City will develop five-year incremental Capital Improvement Programs for the improvement of sewer and water facilities. Appropriate funding sources will be utilized to finance improvements. Funding source options include: revenue bonds, annexation fees, connection fees, developer contributions, federal and state grants.
- (3) Establish benefit assessment districts, where appropriate, for the installation and maintenance of sewer and water facilities.
- (4) The City, in conjunction with the Elsinore Valley Municipal Water District, will provide sewer service to the existing developed areas.
- (5) The City should convert the existing Sanitation Plan to serve the industrial area along Temescal Wash when it is feasible to do so.

OBJECTIVE (1.3.b)

Provide adequate solid waste disposal facilities which are suitably located to serve the Planning Area.

IMPLEMENTATION PROGRAMS (1.3.b)

- (1) The City of Lake Elsinore supports the designation of the Pacific Clay Site (9B) as a future landfill facility. The existing Elsinore site should be closed when filling is completed.

OBJECTIVE (1.3.c)

Provide adequate school facilities and services to all new development in the City.

IMPLEMENTATION PROGRAM (1.3.c)

- (1) All applications for special use permits, rezonings, tentative maps, time extensions or conditional approvals of subdivisions shall be accompanied by satisfactory evidence that public school services and facilities will be provided concurrent with need.

PRINCIPLES

The principles listed below are generally accepted rules, methods, or practices to be followed in the achievement of the General Plan objectives. The numbering system relates each set of principles to a particular objective (e.g., Principles 1.1.a relate to Objective 1.1.a).

PRINCIPLES (1.1.a)

- (1) Neighborhoods should be served by supporting community facilities and services, such as schools, recreation areas, shopping centers, churches, and public transportation.
- (2) Higher density residential areas should have access to major transportation routes, and incorporate open spaces and other topographic features.
- (3) Well-designed and well-maintained streets, off-street parking, and attractive landscaping are important in creating attractive residential areas.
- (4) Activities which produce excessive noise, dirt, or odors, or generate heavy traffic are incompatible with residential areas.
- (5) Planned residential developments promote economical and efficient use of the land while providing a variety of housing, higher levels of amenities, and preservation of open space.

PRINCIPLES (1.1.b)

- (1) A clear hierarchy of several subordinate levels of commercial and civic areas will complement, rather than weaken, the Central Business District's functions. Such a hierarchy provides for:
 - ° Related and compatible businesses grouped together in suitable and properly located areas;
 - ° Elimination of incompatible uses from commercial areas;
 - ° Protecting important shopping frontages from disruption by randomly located parking lots and open uses; and
 - ° Vehicular and pedestrian accessibility, adequate parking areas, and loading facilities.

PRINCIPLES (1.1.c)

- (1) The Central Business District contains the high-intensity retail and office core along Main Street from Sumner Street to Limited Avenue. By strengthening the Central Business District a variety of specialized, complementary commercial, civic, and recreational areas, as well as close-in apartment districts, can be provided.

PRINCIPLES (1.1.d)

- (1) Industrial nuisances such as smoke, dust, odors, and noise are characteristic of inadequately controlled industrial areas and are not compatible with the intent of the General Plan.
- (2) The Rancho Laguna Redevelopment Plan can be used to relocate many of the small industries now scattered through our residential areas to create interest of more harmonious and economical land use.
- (3) New residential uses are incompatible with areas planned for industrial use.
- (4) Adequate utility services and access to transportation facilities are required in all industrial areas.
- (5) Adequate space for off-street parking and loading are required in industrial areas.
- (6) Industrial parks, with attractive site planning, landscaping, and building setback and coverage controls are likely to attract high-quality industrial development.

PRINCIPLES (1.2.a)

- (1) Urban development should be sensitively related to the natural setting, with the scale and intensity of development bearing a reasonable relationship to the physical characteristics of the site.
- (2) Improving the visual quality of commercial and industrial areas by providing open space, planting, and similar amenities will make them more desirable shopping and working environments.
- (3) The transition between residential uses and industrial or commercial uses can be improved by landscape treatment and special development controls to reduce the impact of activities conflicting with one another.
- (4) The zoning applied to any given area must be closely tailored to the area's proposed function, character, and intent of the General Plan and the needs of the area.

- (5) The amount of land zoned for each type of use should not be substantially in excess of demand, given a reasonable margin for individual choice.
- (6) Major development proposals which may create a significant new source of air pollutant emissions include large industrial, mining, residential, commercial or recreational projects.
- (7) Air quality mitigation measures include:
 - ° Bicycle facilities, such as bike lanes, racks and lockers;
 - ° Transit facilities, such as benches, shelters and turnouts;
 - ° Park and Ride facilities;
 - ° Carpool preferential parking programs;
 - ° Energy efficient buildings;
 - ° Solar access orientation of structures; and
 - ° Solar heated and cooled structures and swimming pools.
- (8) Land uses particularly susceptible to the adverse health effects of air pollution include:
 - ° Hospitals and health clinics;
 - ° Convalescent homes;
 - ° Residential communities;
 - ° Day care centers, nursery schools, elementary and grade schools;
 - ° Playgrounds, parks and recreational uses; and
 - ° Agricultural crops and plant nurseries.
- (9) Sensitive land uses should not be located adjacent to sources of heavy air pollution, such as major roadways or heavy industrial land uses.

PRINCIPLES (Policy 1.3.a)

- (1) Water flow and pressure must be adequate for fire suppression purposes.
- (2) Septic tanks and seepage pits are to be eliminated when they may endanger public health.
- (3) All new installations and replacement of existing capital facilities should be adequate to serve expected ultimate demand.

PRINCIPLES (1.3.b)

- (1) Land fill sites should be conveniently located with respect to the area to be served so as to minimize hauling costs.
- (2) Landfill sites need to be capable of an ultimate reuse such as recreational facilities.

- (3) Landfill sites must be operated in a manner that is least disruptive to surrounding land uses.

PRINCIPLES (1.3.c)

- (1) It is the responsibility of the respective School District governing boards to define "adequate services and facilities" for their respective campuses.
- (2) It is the responsibility of the School District to determine appropriate mitigation measures to reduce the impacts of new development.
- (3) It is the responsibility of the School District to determine appropriate attendance areas and school sites.

STANDARDS

The standards listed below are established as criteria to be used in carrying out the implementation programs of the General Plan. The numbering system relates each set of standards to a particular objective and its implementation programs (e.g., Standards 1.1.a relate to Objective 1.1.a).

STANDARDS (1.1.a)

Land Use Designations

The Land Use Designations illustrated on the General Plan Land Use Map shall guide development in the City of Lake Elsinore, and serve as a policy with respect to adjoining unincorporated areas. The Land Use Designations are contained in a separate section at the end of this Element. The designations delineate locations for residential, commercial, open space, public/semi-public and industrial uses to implement the policies of the General Plan. Further, these Land Use Designations include the maximum density allowed in each residential designation.

STANDARDS (1.1.c)

The design guidelines contained in the Urban Design Study for Downtown Lake Elsinore should be adopted as part of the Specific Plan for the downtown area (see Implementation Program 1.1.c.1). Those guidelines address setbacks, height, bulk, address setbacks, height, bulk, facade treatment, signage, streets and sidewalks, lighting, street furniture, and landscaping.

STANDARDS (1.2.a)

- (1) Development involving significant alteration of natural land forms or surface conditions is to be discouraged on slopes greater than 25 percent. Where development does occur, graded slopes and natural slopes should be planted to hold easily eroded soil in place and cover unsightly scars.
- (2) The following standards shall be followed by the Director in his review and evaluation of a site plan submitted for approval:
 - (a) Proposed uses, including uses within a mixed residential/commercial development, shall be functionally and visually compatible with one another and with other uses, buildings, and structures in the immediate vicinity.

- (b) The internal circulation plan shall provide adequate and convenient access to the variety of uses contained within the development site. Common access serving more than one use or facility shall be provided whenever possible and in a manner which prevents traffic congestion.
- (c) The internal circulation plan shall conform to and, where possible, strengthen the existing circulation pattern of the area surrounding the development site.
- (d) The proposed landscaping should be compatible with existing landscaping and shall take into consideration the appropriateness of selected plant materials to the area. Landscaping and plantings shall be used to the maximum extent practical to screen unsightly parking, storage and utility areas. Landscaping and plantings shall not obstruct significant views, either when installed or when they reach mature growth.

STANDARDS (1.3.a)

- (1) Riverside County Ordinance No. 546 establishes fire protection requirements for multi-family residential, industrial, and commercial uses.

STANDARDS (1.3.b)

- (1) Landfill sites are classed according to type of waste permitted in the site. The classes are:
 - Class I - Hazardous Waste;
 - Class II - Municipal Solid Waste; and
 - Class III - Demolition and Non-Organic Wastes.

STANDARDS (1.3.c)

- (1) The School Facilities Law (Section 65970 et. seq., Government Code) was adopted in 1977 by Senate Bill 201. This bill was amended by Assembly Bill in 1979, and Assembly Bill 2196 in 1980. This law permits school districts to establish and collect fees from new residential subdivisions to provide "interim facilities."

Zoning Compatibility Matrix

The Government Code Section 65860 requires that the City Zoning Ordinance must be compatible with the objectives, policies, and general land uses and programs specified in the adopted General Plan. The Zoning Compatibility Matrix (Table LU-2) shows the Zoning Districts which are compatible with the Land Use Designations. The Zoning Districts are contained in the Zoning Ordinance. In each Land Use Designation, at least one zone will be suitable to meet the intent of the General Plan. Zoning districts established by the Zoning Ordinance that are consistent with each Land Use Designation shall be categorized as follows:

(1) Consistent Use Zone

These are zoning districts that are consistent with specific Land Use Designations of the General Plan. Guidelines for their application are provided by the Zoning Ordinance and individual case by case review by the Legislative body.

(2) Special Circumstances

These represent zoning districts which may be consistent with a particular Land Use Designation in given locations (as of the date of adoption of this element), or under unique/unusual circumstances, or when additional density restrictions are required as a condition of approval. Special Permits or Conditional Use Permits will be required for uses in this category.

Non-Consistent Uses

In drawing the boundaries of the land use categories, every effort has been made to carry out the goals and objectives of the General Plan. To accomplish this, a relatively small number of developed properties may have been placed in a land use category where they are non-conforming uses. For example, the boundaries of the multiple-family area around the Central Business District (CBD) were drawn so that a few existing apartment buildings fall into the single-family residential area. Following the adoption of the General Plan, the City will conduct hearings to establish consistency between the General Plan and zoning. During the hearing, the procedures the City will follow in dealing with improved properties that do not conform with the Land Use Map involve Planning Commission review of all such properties and recommendation to the City Council according to the following criteria:

- ° Where the current use of an existing structure or other improvement is substantially incompatible with surrounding land uses, an amortization period will be recommended to eliminate the current use;
- ° Where the current use of an existing structure or other improvement is compatible with surrounding land uses, the Planning Commission will recommend:

TABLE LU-2

ZONING COMPATIBILITY AND CONSISTENCY MATRIX

General Plan Land Use Designation	Zoning Districts																	
	LD	R1	R2	R3	MC	MPD	C1	C2	CP	OP	CM	MU	M1	M2	R	OS	MQ	PD
Residential																		
(1) 1.0 du/2 net ac.	X														X	X		
(2) 0-6.0 du/net ac.		X			X	X									X	X		
(3) 6.1-12.0 du/net ac.			X												X	X		
(4) 12.1-20.0/32.0 du/net ac.				X											X	X		
Commercial																		
(5) Neighborhood							X		X									
(6) Tourist								X										
(7) General								X	X									
(8) Com'l-Mfg.											X							
(9) Office-Professional										X								
Industrial																		
(10) Limited													X			X		O
Special Purpose																		
(11) Specific Plan Area	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X	
(12) Public/Semi-Public	O	O	O	O	O	O	O	O	O	O	O		O	O	X	X	O	
(13) Nat'l Forest/State Recreation Area															X	X		
(14) Impact Sensitive	O														X	X		O
a. Floodplain	O														X	X		O
b. Floodway Fringe	O							O	O				O	O	X	X		O
c. Environmentally Sensitive	O														X	X		O
(15) Extractive																		X
(16) Mixed Use		X	X	X				X	X			X						
(17) Planned District		X	X	X			X		X				X					X

X - Consistent Zone

O - Special Circumstances

The Planned District Land Use Designation is to be implemented by a new zoning district which specifies permitted uses. Until the proposed zoning district is adopted, the existing R1, R2, R3, C1, CP and M-1

Land Use Designations

- (a) That the General Plan Land Use Map be amended to accommodate the existing use, or
- (b) That the property be restricted to its current use or some other compatible use.

Residential Designation Standards

The residential land use designations shown on the Land Use Map range from urban apartment living to low density housing. By allocating residential development to both high and low dense designations, the City expects to achieve a range of housing types.

The Residential Designations promote residential uses as the principal and dominant use. Civic uses may be consistent with these designations if: 1) there is a need for civic facilities; 2) they tend to support the local population; and 3) they are compatible with residential areas. Specific density ranges shall be a part of each designation and in certain instances, a variety of densities and building types is encouraged.

Commercial areas have been identified on the Land Use Map, however, it is understood that certain commercial or quasi-commercial uses could be compatible in certain residential areas with a Special Permit or Conditional Use Permit. Examples are rest homes, small convalescent hospitals, child care centers, photographers' studios, and other small businesses which would not disrupt nearby residents. Specific locations for such uses are not designated on the Map as each proposed use and its proposed location should be considered separately on its own merits.

To prohibit the development of areas at low densities where the Land Use Map delineates medium to high densities, a minimum density shall be required to achieve plan conformance. Minimum residential densities shall be required in areas deemed appropriate due to the adequacy of public facilities, site characteristics, or for social or economic reasons. These minimum densities shall be specified as part of the General Plan implementation process or as a condition of approval of a discretionary project.

The four residential designations listed below have been selected to conform to the goals, policies, and principles of the Land Use Element. It is the intent of these designations to require density ranges consistent with Land Use Element objectives.

<u>Designation</u>	<u>Minimum Density</u>	<u>Maximum Density</u>	<u>Applicable Zone</u>
(1) Residential	-	1 du/2 net ac.	L-D (R-R)
(2) Residential	-	6.0 du/net ac.	R-1
(3) Residential	6.1 du/net ac.	12.0 du/net ac.	R-2
(4) Residential	12.1 du/net ac.	20.0 du/net ac.(condos) 24.0 du/net ac.(apts)	R-3

Commercial Designations Standards

The Commercial Designations provide locations for exclusive commercial uses and areas for a mixture of commercial and residential uses. The General Plan proposes to reinforce the growth of existing commercial areas by encouraging new commercial development to "fill in" the existing commercial centers. Five commercial categories are provided. Each is designed to meet a specific need and is directly related to the number of persons served.

(5) Neighborhood Commercial

This designation provides for limited, small scale commercial uses serving the daily needs of local residents. It is designed to serve only a limited market and uses should be compatible in design and scale with adjacent residential uses. Residential uses may be permitted under Special Circumstances.

Markets, drugstores, and professional offices would be customarily found here. Proper landscaping and design standards, as well as provisions for off-street parking, should be encouraged to mitigate any functional or visual interferences with residential or rural uses.

(6) Tourist Commercial

This designation provides for commercial activities intended to create and enhance areas principally devoted to the provision of recreational services. Typically, the designation would be applied to areas where tourist-oriented recreational opportunities and associated facilities are desired. Various applications of the designation can create an intensive-use recreational village, vacation spa or resort in areas considered generally unsuitable for intensive development.

(7) General Commercial

This designation provides for commercial areas where a wide range of retail activities and services is permitted. This designation would be appropriate for community or regional shopping centers, central business districts, or small but highly diverse commercial development. It is intended that uses permitted within this designation be limited to commercial activities conducted within an enclosed building.

(8) Commercial-Manufacturing

This designation provides for areas of intensive commercial activities and specialized service establishments requiring a central location. It permits limited and restricted manufacturing and wholesaling and distribution facilities governed by standards controlling the intensity of use, the external effects upon surrounding areas, and in general limiting the uses to those that can be operated in a clean and quiet manner.

(9) Office-Professional

This designation provides areas for administrative and professional services. Residential uses may be permitted under Special Circumstances. Areas within this designation are primarily intended for offices. Other uses may be permitted only after design review and approval. Signs should be strictly regulated and should relate only to services or products available on the site. These areas could also include such uses as professional offices, post offices, hospital and health service facilities, and other service offices.

Industrial Designation Standards

The Industrial Designation provides locations for industrial, wholesaling and warehousing uses based on the potential nuisance characteristics or impacts of a use.

(10) Limited Impact Industrial

This designation provides for manufacturing and industrial uses which exhibit few or low nuisance characteristics. All uses, with minor exceptions, are conducted entirely within enclosed buildings.

The Lake Elsinore General Plan identifies one major area which is to be developed for industrial purposes. It is intended that this area be intensively used in the future as an alternative to the establishment of additional areas.

Industries which do locate in Lake Elsinore in the future are encouraged to plan facilities which blend with their surroundings through imaginative building design and site layout as well as attractive landscaping.

Special Purpose Designation Standards

(11) Specific Planning Area

This designation is used where a specific plan must be adopted prior to development. Land within this designation typically has environmental constraints or unique land use concerns which require special land use and/or design controls. The overall residential density permitted in a Specific Planning Area shall be designated on the General Plan map. All Zoning Districts are permitted in a Specific Planning Area. Any Specific Plan Areas designated on the General Plan Land Use Map or requested by the City or developer shall submit documentation required by the Non-Conditional Zoning process if the density of development is greater than that identified on the Land Use Map. Such process is provided in the Specific Plan District Ordinance.

(12) Public/Semi-Public Lands

This designation indicates lands generally owned by public agencies. This designation includes cemeteries, institutions, public parks and other public and semi-public ownership. Any proposal for private development within this designation will be reviewed by the appropriate agency to assure that there will be minimum adverse effect on that agency's property or plans for that property.

(13) National Forest, Bureau of Land Management and State Recreation Areas

This designation indicates the planned boundaries and major land holdings of the Cleveland National Forest and the State of California. It is the intent of this designation that the appropriate governmental agencies will be notified prior to the approval of any proposal to use or develop any land within this Land Use Designation. Under California Code Section 884, a reasonable period of time will be given for the appropriate public agency to respond to such notice.

(14) Impact Sensitive

This designation is applied to areas generally considered unsuitable for urban development for reasons of public safety or environmental sensitivity. Large lot residential parcels, certain industrial, commercial or agricultural pursuits, recreational uses, mineral extraction, or greenbelts connecting permanent open space areas may be compatible with this designation. This designation includes the following categories:

a. Floodplain and Floodway:

areas subject to inundation such as 100-year floodplains as defined by flood rate insurance maps and other applicable City ordinances establishing provisions for health and safety, water bodies;

b. Floodway Fringe:

the area along Temescal Wash between the lake outflow point and the Planning Area boundary which is subject to sheetflow inundation from surrounding hillsides. Industrial and commercial zoning can be applied when provisions are made to insure that flood hazards are eliminated; and

c. Environmentally Sensitive Areas:

areas such as steep slopes, hillside areas, vegetation and wildlife habitat, mineral prospects, and watershed.

Recognizing the environmental and economic significance of floodplains in the Lake Elsinore area, much consideration has been devoted to their highest and best use. Goals and objectives in both the Land Use and Environmental Resources Management Elements relating to floodplains were formulated in order to provide proper direction in preparing a plan which would guide the management of this unique resource.

(15) Extractive

This designation is applied only to areas containing economically or potentially economically extractable mineral resources. The designation promotes extraction as the principal and dominant use. Uses other than extraction and processing of mineral resources are allowed only when they will not interfere with present or future extraction. Uses such as processing, agriculture and open space which are supportive of, or compatible with, mining are also allowed. Interim uses which are not compatible, but which will be removed, may be allowed.

(16) Mixed Use - Residential/Commercial

This designation is applied to areas where a mixture of residential and commercial activities are desired. It permits residential densities ranging from a minimum of 7.3 du/net acres to a maximum of 20.0 du/net acres. Commercial uses permitted in the General and Tourist Commercial designations are permitted in this land use designation. Examples of uses to be permitted in this designation include retail or office uses on the ground floor with residential above. Apartments and condominiums in close proximity to commercial uses would also be permitted.

(17) Planned Districts which includes the Three Country Club Heights Locations with some Adjacent Areas.

This designation is applied to the area northwest and northeast of the Central Business District and where more specifically shown on Figures LU1, LU2 and LU3. The area is characterized by steep slopes, hilly terrain, narrow winding roads, and soils with severe building constraints. The existing subdivision pattern, established in the 1920's, precludes development on many of the lots under existing zoning, grading, and building code requirements.

It is the purpose of this designation to provide for the development of land in Country Club Heights and adjacent areas in a manner that will retain and enhance the economic, cultural and historic values, and the overall quality of life within the community. The Planned District seeks to establish zoning requirements that are tailored to the unique circumstances of the above mentioned areas.

These Country Club Heights Planned Districts which include the three locations with some adjacent areas will incorporate the following features:

- o Existing lot sizes and legal lots will be recognized;
- o Setbacks and lot coverage requirements will be determined after a study of existing lot configurations is completed. Topography constraints will be considered in establishing these requirements, and requirements in different parts of the district may vary;
- o Building height and bulk requirements will be established to insure that future buildings blend into the topography rather than creating

prominent visual features when viewed from a distance;

- o Percolation tests will be required to determine the suitability of individual lots for septic tanks, if sewer service cannot practically be extended into the area.
- o Grading of pads for construction is to be minimized. Unique solutions to topographic constraints are to be encouraged;
- o A circulation pattern should be established that minimizes road grading. A system of one-way streets should be considered for the area;
- o Reduced right-of-way widths to as narrow as 18 feet, if necessary, shall be considered. Reduced roadway widths of from 32 feet to as narrow as 14 feet shall be considered, if justified by existing conditions;
- o Office-type commercial uses should be considered for the area along Lakeshore Drive near Riverside Drive;
- o Non-conforming uses which exist at the time the Planned District is adopted may be continued provided no enlargement or additions are made to such uses;
- o The Planned District implementing Ordinance shall specify permitted uses in various parts of the District, allowable variations from the adopted grading standards and reduced street right-of-way and curb-to-curb widths;
- o Landscaping requirements will permit the use of planter walls in conjunction with grading requirements;
- o A Transfer of Development Rights option should be considered for inclusion in the Planned District implementing Ordinance; and,
- o A Design Criteria and Guidelines section of the implementing Ordinance or separate resolution authorized by the implementing Ordinance should be included as an appendix to the implementing Ordinance, and could include review and approval of housing units or developments on a project-by-project basis by the Planning Commission and City Council because of the need to apply the criteria and guidelines to extremely varying existing conditions.

02-Rancho La Laguna & PM 8535,
11,395, 10109
03-Low Rolling Hills
04-Low Rolling Hills
05-A.P. Map 48 Unrec.
06-A.P. Map 48 Unrec.
07-Country Club Hts. Unit E
08-Country Club Hts. Unit E
09-A.P. Map 48 Unrec.
10-A.P. Map 48 Unrec. P.M.
13,539

11-A.P. Map 48 Unrec.
12-Country Club Hts. Unit H
13-Country Club Hts. Unit H
14-Country Club Hts. Units C & H
15-Country Club Hts. Units C & D
16-Country Club Hts. Unit D

17-A.P. Map 48 Unrec. & Country Club
Hts. Unit A
18-Country Club Hts. Unit A
19-Country Club Hts. Unit B
20-A.P. Map 41 & Country Club Hts.
Unit B
21-Country Club Hts. Unit G
22-Country Club Hts. Unit A
23-Country Club Hts. Unit B
24-Country Club Hts. Unit A
25-Country Club Hts. Unit A

EXISTING ZONING R-1. Some M-1 and R-2.

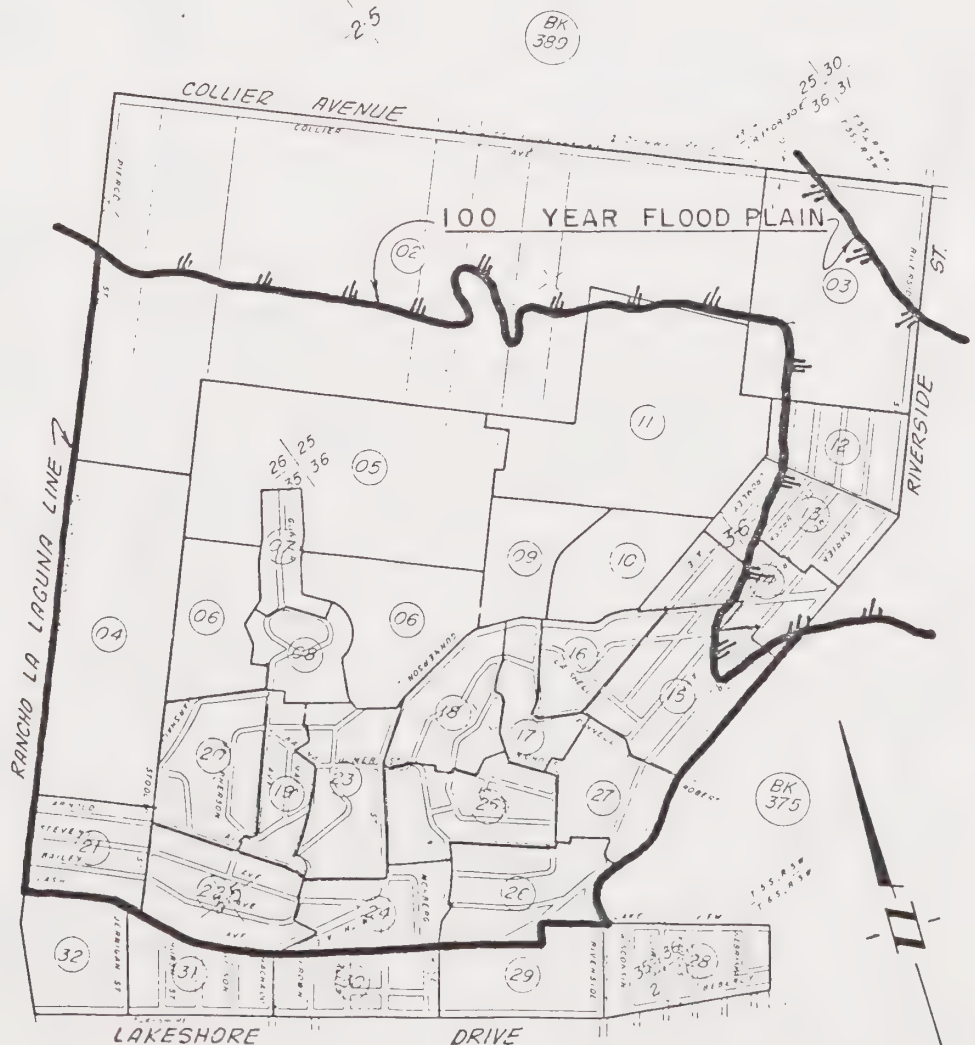


FIGURE LU I

A.P. MAP BOOK 378

EXHIBIT "D"

SHEET 1 OF 3

02-Country Club Heights Unit 12 & 20
 03-Country Club Heights Unit 12 & 8
 04-Country Club Heights Unit 8
 05-Country Club Heights Unit 8 & 9
 06-Country Club Heights Unit 8,12,9
 07-Country Club Heights Unit 12
 Sunset Knoll I
 08-Country Club Heights Unit 9,12,24
 09-Lakeshore Drive Addition
 12-Country Club Heights Unit F No. 9
 13-Country Club Heights Unit 24
 Sunset Knolls #1
 14-Sunset Knolls #1
 15-Country Club Heights Unit 20,26
 16-Country Club Heights Unit 26,
 A.P. Map 48 - Sunset Knolls #1
 17-Country Club Heights 24
 Sunset Knoll #1
 18-Country Club Heights #10,11
 20-Country Club Heights #10,11

21-Country Club Heights Unit 19,21,
 and 26
 22-Country Club Heights 17,18,21
 and 26 - Sunset Knolls #1
 23-Country Club Heights Unit 10,11,
 14,15, and 16
 26-Country Club Heights Unit 16 & 17
 27-Country Club Heights Unit 17 & 18
 28-Country Club Heights Unit 18,19,
 21, and 26
 29-Country Club Heights Unit 26,
 A.P. Map 48
 30-Country Club Heights Unit 22,25,
 and 26
 31-Country Club Heights Unit 22,23,
 and 25
 32-Country Club Heights Unit 23,25
 33-Lakeshore Blvd. Heights - Country
 Club Heights Unit 22,23
 34-Low Rolling Hills - Lakeshore
 Blvd. Heights - Country Club Hts.
 Unit 22

EXISTING ZONING R-2 and R-3
 Some R-1

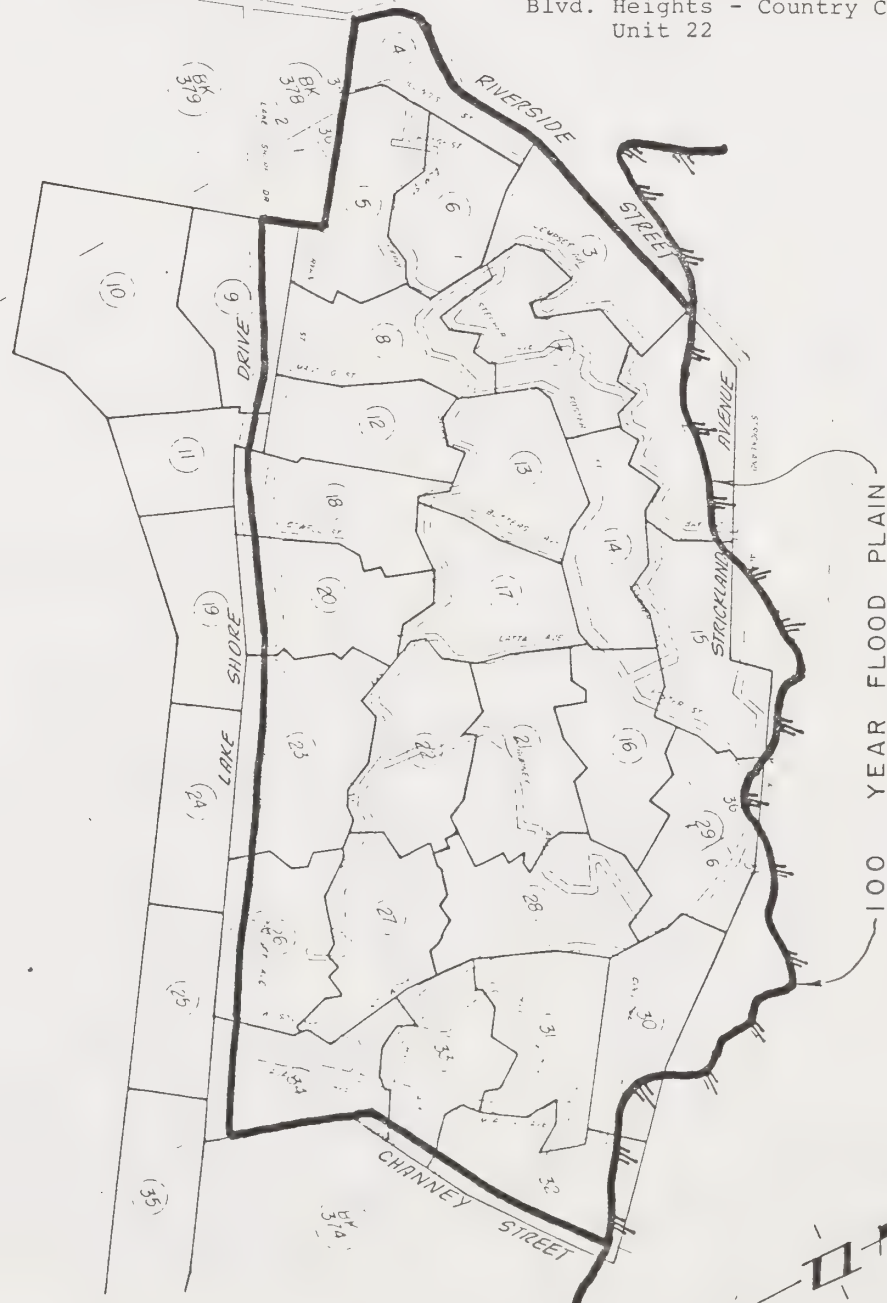


FIGURE LU 2

A.P. MAP BOOK 375

EXHIBIT "D"

EXISTING ZONING R-1 and some C-1, R-2

- 05-Country Club Heights Unit 7
- 06-Country Club Heights Unit 5
- 07-Elsinore Heights Tract Unit 2
and Elsinore Heights Tract Unit 3
- 08-Elsinore Heights Tract Unit 3
- 09-Elsinore Heights Tract Unit 2
- 10-Country Club Heights Unit 5
- 11-Elsinore Heights Tract Unit 1
Country Club Heights Unit 1 & 4
- 12-Country Club Heights Unit 3
- 13-Country Club Heights Unit 3
- 14-Rice's De Luxe View Tr.
Hampton's First Addition
Gulliver's Place
- 17-Country Club Heights Unit 2

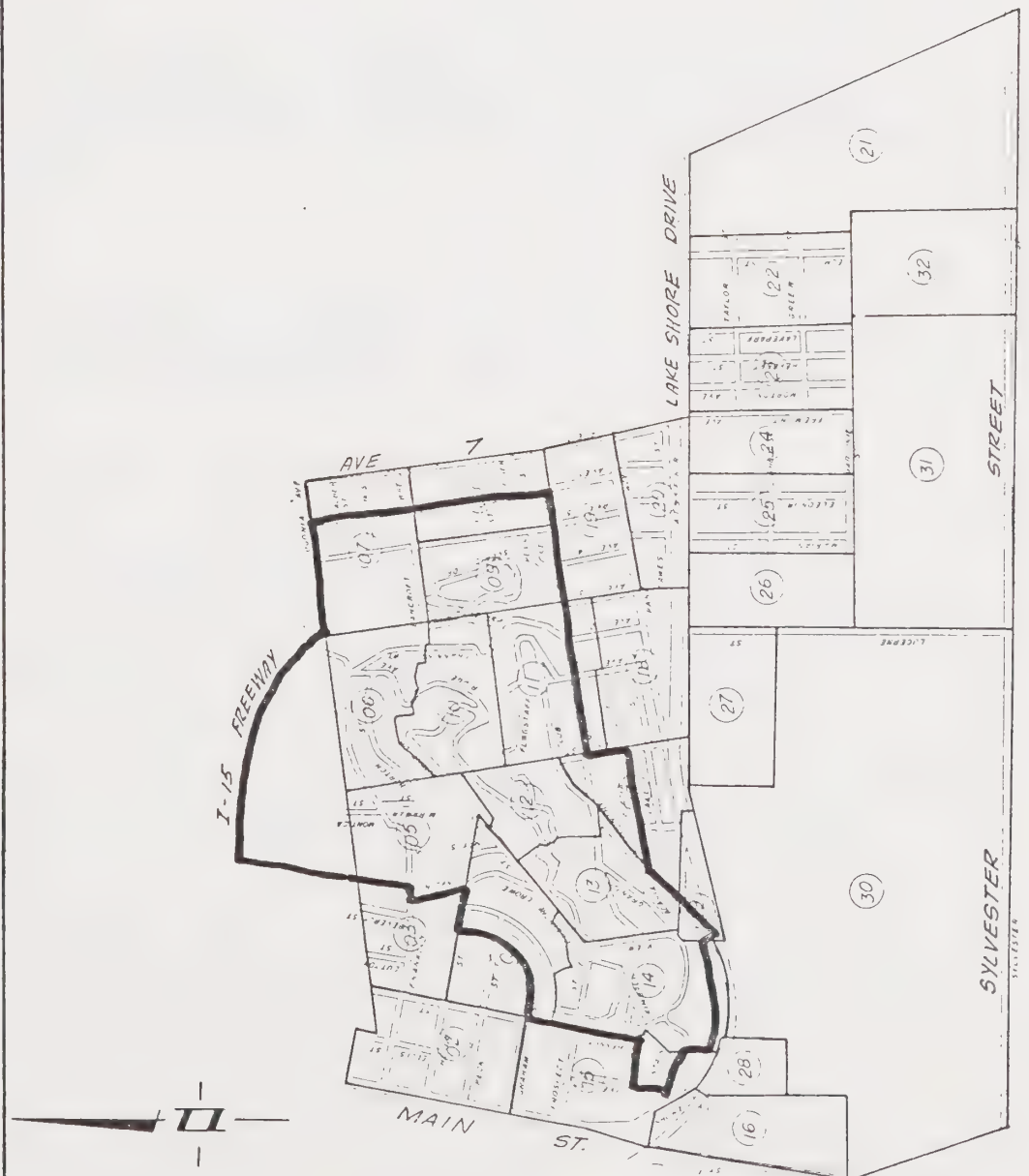


FIGURE LU 3

A.P. MAP BOOK 313

EXHIBIT "D"

SHEET 3 OF 3



Special Area Overlay Standards

Where some unique physical, legal, or resource situation exists, a Special Area Overlay Zone shall apply. These zones are contained on the Overlay Zone Maps 1 and 2 which were adopted concurrently with the Land Use Map. The overlay designation shall: (1) indicate that the underlying Land Use Designation is modified in some limiting way as to the permitted use and/or permitted density; (2) define conditions in addition to those normally used in order to attain the underlying use and density.

These overlays are applied to lands which have some unique characteristics which indicate the need for special consideration in reviewing development proposals. These overlays are:

(1) Lake Shoreline (LS)

This overlay applies to lands in the shoreline area, including beaches and immediately adjacent land areas. The purpose is to protect the public interest in the shoreline as a unique recreational and scenic resource. This will be implemented through the Shoreline Development Area Regulations of the Zoning Ordinance.

(2) Scenic (S)

This overlay applies to areas of high scenic value to assure exclusion of incompatible uses and structures, and to preserve and enhance the scenic value. This will be implemented through the Scenic Area Regulations of the Zoning Ordinance.

(3) Resource Conservation Areas (RCA)

This overlay identifies lands requiring special attention in order to conserve resources in a manner best satisfying public and private objectives. The appropriate implementation actions will vary depending upon the conservation objectives of each resource but may include: public acquisition, establishment of open space easements, application of special land use controls such as cluster development, large lot zoning, or incorporating special design considerations into subdivision maps or special use permits. Resource Conservation Areas shall include but are not limited to groundwater problem areas, biologically sensitive areas, native wildlife habitats, construction-quality sand and gravel areas, unique geologic formations, and significant archaeological and historical sites.

Within Resource Conservation Areas, City departments and other public agencies shall give careful consideration and special environmental analysis to all projects which they intend to carry out, propose, or approve, and shall select those conservation actions most appropriate to the project and consistent with the intent of this overlay designation.

(4) District Preservation (DP)

The purpose of this overlay is to preserve the historic, cultural, and architectural resource values of designated districts by encouraging compatible uses and architectural design. This will be implemented primarily through the District Preservation Area Regulations of the Zoning Ordinance.

(5) Fault-Rupture Hazard (FR) and Potential Liquefaction (PL)

The purpose of this overlay is to prohibit the location of most structures for human occupancy across traces of active faults and in landslide and potential liquefaction areas.

The Fault-Rupture Hazard and Potential Liquefaction Zones are delineated to define those areas within which special studies are required prior to building structures. The City will require developers to evaluate specific sites within the special studies zones to determine if a potential hazard from any fault, whether heretofore recognized or not, exists with regard to proposed structures and their occupants.

The surface fault ruptures associated with historic earthquake and creep events are identified where known. However, no degree of relative potential for future surface displacement or degree of hazard is implied for the faults shown. Surface ruptures resulting from the secondary effects of seismic shaking (e.g., landsliding, differential settlement, lurching) are omitted from the map.

(6) Flood Prone Areas (FP)

Flood prone hazard areas are delineated to define:

- ° Relatively small and isolated areas subject to flooding under 10-year flood conditions; and
- ° Land areas around the lake between elevation 1265 and 1270 feet Mean Sea Level (MSL).

This overlay zone will be implemented through the Flood Prone Area Regulations of the Zoning Ordinance. The purpose of this overlay is to protect the public health, safety and welfare by restricting the construction of:

- ° Buildings and structures within the isolated areas subject to flooding under 100-year flood conditions until such time as adequate flood protection or control works or facilities are constructed to protect persons or property; and

- ° Commercial and industrial buildings between 1265 and 1270 feet elevation (MSL) around the lake perimeter until reviewed and approved by the City Council on a case-by-case basis. Residential structures in this area are to be prohibited.

(7) Hillside Overlay (H)

The purpose of the hillside overlay zone is to provide for the reasonable use of hillside areas while protecting the public health, safety, and welfare from the hazards of soil erosion, slippage and fire. This overlay zone is also intended to minimize the disturbance of the natural terrain in order to conserve the aesthetic qualities of hillside areas.

To achieve this level of protection, this overlay zone will be applied to hillside areas subject to hazards and environmental damage. This overlay zone will be implemented through the Hillside Planned Development Ordinance.

PROGRAMS

The goals section of this element provides short titles for Land Use Element Implementation Programs. The following text describes these programs in detail and outlines the method of financing, the responsible agency, and timing necessary to fulfill the goals of this Element.

IMPLEMENTATION PROGRAM (1.1.a.1)

The Zonign Compatibility matrix will be adopted as part of the Zoning Ordinance (see Land Use Designation Section of this element).

Responsibility: City Council

Financing: None Necessary

Timing: Upon adoption of the General Plan

IMPLEMENTATION PROGRAM (1.1.a.2)

Revise Lake Elsinore's Zoning and Land Development ordinances to implement and achieve consistency with the land use designations of the General Plan (see Land Use Designation Section of this element).

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: Initiate review prior to General Plan adoption and adopt revised ordinances prior to July 1, 1983

IMPLEMENTATION PROGRAM (1.1.a.3)

The Zoning Ordinance will be amended to include Special Area Overlay zones which will include development regulations for Lake Shoreline, Scenic, Resource Conservation, District Preservation, Fault-Rupture Overlay, and Flood Prone Areas. The new districts shall be determined through the utilization of the Zoning Matrix and General Plan policies.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: Upon initiation of the Comprehensive Rezoning activities

IMPLEMENTATION PROGRAM (1.1.a.4) (1.1.b.1) (1.1.d.1)

Extensive rezoning shall be undertaken to promote the land use proposals of the General Plan. They should be accomplished in stages keyed to renewal, public improvements, and other major developments, and as conditions in each area become appropriate for the rezoning.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: Prior to July 1, 1983

IMPLEMENTATION PROGRAM (1.1.a.5) (1.1.c.1)

The Redevelopment Agency will prepare Specific Plans for the Temescal area. The Redevelopment Agency will then assemble the necessary parcels to permit large-scale developments which will be subject to strict controls based on standards and criteria, including the requirement for full provisions of amenities necessary to assure development.

The Redevelopment Agency shall prepare a Specific Plan for the Downtown area.

Responsibility: Redevelopment Agency

Financing: Redevelopment Agency Budget

Timing: Initiate prior to General Plan adoption and continue process until specific plan objectives are realized.

IMPLEMENTATION PROGRAM (1.1.a.6) (1.1.b.2) (1.1.d.3)

Require that Specific Plans be submitted by developers of large land ownership for those areas designated SPA (Specific Plan Area) and encourage the submission of Specific Plan for those areas which are not designated, but are deemed appropriate for Specific Plan requirements.

Responsibility: Planning Department

Financing: None required

Timing: Upon adoption of General Plan

IMPLEMENTATION PROGRAM (1.1.a.7)

Develop and adopt a Specific Plan Ordinance to standardize processing procedures and identify general conditions of approval.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: Prior to July 1, 1983

IMPLEMENTATION PROGRAM (1.1.a.8)

The City shall prepare an Action Plan for the existing airport area following the completion of the Airport Feasibility Study.

Responsibility: Planning Department in conjunction with the Aviation Advisory Committee

Financing: Planning Department Budget

Timing: Prior to January 1, 1984

IMPLEMENTATION PROGRAM (1.1.a.9)

The Corps of Engineers Study on the outflow channel should be implemented when completed.

Responsibility: City Manager's Office

Financing: General Fund and individual departmental budgets

Timing: Adopt as an on-going process upon completion of Army Corp Study

IMPLEMENTATION PROGRAM (1.1.a.11)

The City should adopt a Planned Residential Development (PRD) ordinance to permit more creative and imaginative development than is generally possible under conventional zoning regulations. Density may be transferred from one residential designation to another within the same project through the PUD Ordinance provided it conforms to the Goals, Policies and Objectives of the Land Use Element. Bonuses may also be allowed through the PUD Ordinance provided any of the following criteria are met:

- (a) A publicly valuable item is provided, preserved or enhanced which would otherwise require the expenditure of public monies.
- (b) A public or quasi-public item is provided above and beyond the normal expectations.
- (c) An amenity, convenience or excellence is provided above and beyond normal expectations.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: Prior to July 1, 1983

IMPLEMENTATION PROGRAM (1.1.a.12)

The City shall prepare and adopt a Planned District Ordinance for the Country Club Heights area that provides reasonable restrictions on the construction, alteration, or rehabilitation of residential and commercial developments related to the small lot configuration, current development pattern, and the terrain of the area.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: Initiate review prior to General Plan adoption and adopt ordinance prior to July 1, 1983

IMPLEMENTATION PROGRAM (1.1.a.13)

The City shall adopt an Office-Professional Zoning District to implement the Mixed Use Land Use Designation.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: Prior to July 1, 1983

IMPLEMENTATION PROGRAM (1.1.c.1)

The City should prepare and adopt a Specific Plan for the downtown area that incorporates the Corps of Engineers Flood Control Study, the historic district proposed by the County Historic Office, the State Department of Parks and Recreation Plan for the shoreline, and the Urban Design Study prepared by Cal Poly. A major feature of the plan should be to link the downtown area and the mixed use area west of the channel to the recreation area at the lakeshore. The establishment of a distinctive identity for the downtown should be included in the Plan and implemented through architectural controls, sign graphics, street furniture and fixtures.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: July 1, 1983

IMPLEMENTATION PROGRAM (1.1.c.2)

The Redevelopment Agency may prepare Specific Plans for areas under their jurisdictional control.

Responsibility: Planning Department

Financing: Redevelopment Agency Budget

Timing: On-going

IMPLEMENTATION PROGRAM (1.1.d.2)

The Redevelopment Agency will prepare specific plans for the industrial area within its jurisdiction. The Redevelopment Agency will then assemble the necessary parcels to permit large-scale developments which will be subject to strict controls based on standards and criteria, including the requirement for full provisions of amenities necessary to assure quality development.

Responsibility: Planning Department

Financing: Redevelopment Agency Budget

Timing: Prior to July 1, 1984

IMPLEMENTATION PROGRAM (1.2.a.1) (3.9.a.2)

A Hillside Development Ordinance should be adopted by the City to regulate development on steep slopes.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: Prior to July 1, 1983

IMPLEMENTATION PROGRAM (1.2.a.2)

A Grading Ordinance should be adopted by the City to provide for the preservation of the physical character of the land.

Responsibility: Engineering and Public Works Department

Financing: Engineering and Public Works Department Budget

Timing: Prior to January 1, 1983

IMPLEMENTATION PROGRAM (1.2.a.3)

The City's Land Division Ordinance should be amended, as necessary, to incorporate the provisions of the General Plan and recent revisions to the Subdivision Map Act.

Responsibility: Planning and Engineering and Public Works Departments

Financing: Planning and Engineering and Public Works Departments' Budgets

Timing: Initiate first amendment by January 1, 1984 and continue as an on-going process

IMPLEMENTATION PROGRAM (1.3.a.1)

The City will upgrade sewer and water facilities in the Rancho Laguna Redevelopment areas as specified in the Redevelopment Plan.

Responsibility: Engineering and Public Works Department

Financing: Redevelopment Agency Budget

Timing: Initiate as part of the Fiscal Year Budget 1983-84 and continue until improvements completed

IMPLEMENTATION PROGRAM (1.3.a.2)

The City will develop five-year incremental Capital Improvement Programs for the improvement of sewer and water facilities. Appropriate funding sources will be utilized to finance improvements. Funding source options include: revenue bonds, annexation fees, connection fees, developer contributions, federal and state grants.

Responsibility: Engineering and Public Works Department in conjunction with Planning Department

Financing: Utilization of capital improvement fund accounts provided within City/Agency Budgets including revenue bonds, annexation fees, connection fees, developer contributions, and federal and state grants

Timing: Initiate during 1983-84 Budget, review process and continue every five (5) years

IMPLEMENTATION PROGRAM (1.3.a.3)

Establish benefit assessment districts, where appropriate, for the installation and maintenance of sewer and water facilities.

Responsibility: Engineering and Public Works Department

Financing: Engineering and Public Works Department Budget

Timing: Prior to July 1, 1983

IMPLEMENTATION PROGRAM (1.3.a.4)

The City, in conjunction with the Elsinore Valley Municipal Water District, will provide sewer service to the existing developed areas.

Responsibility: Engineering and Public Works Department in conjunction with the Planning Department

Financing: Engineering and Public Works Department Budget and utilization of capital improvement fund accounts

Timing: Initiate review prior to July 1, 1983 and implement when funding and sewer capacity are available

IMPLEMENTATION PROGRAM (1.3.a.5)

The City should convert the existing Sanitation Plant to serve the industrial area along Temescal Wash when it is feasible to do so.

Responsibility: City Council

Financing: Not identified

Timing: When feasible

IMPLEMENTATION PROGRAM (1.3.b.1)

The City of Lake Elsinore supports the designation of the Pacific Clay Site (9B) as a future landfill facility. The existing Elsinore site should be closed when filling is completed.

Responsibility: City Council

Financing: None required

Timing: On-going

IMPLEMENTATION PROGRAM (1.3.c.1)

All applications for special use permits, rezonings, tentative maps, time extensions or conditional approvals of subdivisions shall be accompanied by satisfactory evidence that public school services and facilities will be provided concurrent with need.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: On-going

REFERENCES

1. NSA Plan for the Downtown Area, City of Lake Elsinore, 12/21/80.
2. Master Environmental Assessment, City of Lake Elsinore, 11/81.
3. Redevelopment Plan, Rancho Laguna Redevelopment Project, City of Lake Elsinore, 2/81.
4. Assessment of Conditions Report, Rancho Laguna Survey Area, City of Lake Elsinore, 1/81.
5. A Social Service Needs Assessment for the City of Lake Elsinore, California, Department of Urban Planning, School of Environmental Design, California Polytechnic University, Pomona, California.
6. Projected Status Report on User Charges and Fees, John Egan & Associates, Inc., 12/81.
7. Zoning Ordinance, City of Lake Elsinore Municipal Code, current edition.
8. Trabuco Land Management Plan, USDA Forest Service, Cleveland National Forest, 4/4/79.
9. Lake Elsinore State Recreation Area Land Acquisition and Facilities Development Project EIR, State Department of Parks & Recreation, 1981.
10. Report on Elsinore Disposal Site, 11/2/81, County of Riverside, Office of Road Commissioner and County Surveyor.
11. Financing Options for Roads, Flood Control, Fire Protection, and Sewer Facilities, 2/82, Department of Planning and Land Use, County of San Diego.

Circulation Element



INTRODUCTION

Transportation facilities, their location and accessibility, have been and continue to be a major influence in shaping the urban form of a city. Besides being carriers of people and goods, these facilities influence the development pattern of the environment by affecting the location of housing, employment, recreation and commercial activity.

By the peculiar nature of the function they serve, transportation facilities inevitably tend to cross jurisdictional boundaries. As a consequence, decision-making in the realm of transportation may involve a multiplicity of agencies, many with conflicting interests. As a further set of consequences, critical decisions are often deferred indefinitely, or if made, are not effectively implementable.

Since it connotes accessibility and mobility, the Circulation Element is indispensable to the functioning of all the other development-oriented elements, particularly Land Use, Housing and Community Design. The components found in the Environmental Resources Management Element can also affect the type and location of a transportation system. Furthermore, the circulation element is related to the major concerns of the Seismic Safety and Energy Conservation programs.

The Circulation Element is illustrated on the Land Use Map and includes the existing and planned major road system. It is the intent of the Circulation Element to preserve a corridor uninhabited by any permanent structure for future road right-of-way for each and every road shown on the Circulation Element Map.

The Circulation Element of the City of Lake Elsinore General Plan depicts corridors for public mobility and access which are planned to meet the needs of the existing and anticipated population of the City. The adoption of this Circulation Element by the City of Lake Elsinore complies with the requirements and responsibilities set forth in the State of California Streets and Highways Code and the Planning and Zoning Law of the State of California Government Code.

The Circulation Element serves to designate those roads in the City which under state law constitute the City's select system of major roads. This designation is used to determine the eligibility of roads for improvement with certain specified Highway User Tax Funds. The title "Circulation Element" used in this Plan corresponds to the term "General Master Plan" as used in Section 186.4(3) of the Streets and Highways Code of the State of California.

DEFINITIONS

Freeway means a highway upon which the abutter's right of access is controlled, and which provides separated grades at intersecting streets and is designated as a "Freeway" by the California State Department of Transportation or other Governmental Agency.

Arterial Street shall mean a divided highway primarily for through traffic to which access from abutting property shall be kept at a minimum. Intersections with other streets or highways shall be limited to approximately one-quarter mile intervals.

Major street shall mean a street intended for the movement of major volumes of traffic through the City or serving to collect traffic from two or more intersecting secondary streets. Access from abutting properties shall be kept at a minimum and intersections with other streets shall be limited to approximately one-eighth mile intervals.

Secondary Street shall mean a street for the movement of large volumes of traffic through the City or serving to collect traffic from two or more intersection collector streets.

Modified Secondary Street shall mean a street for the movement of large volumes of traffic through the City or serving to collect traffic from two or more intersecting collector streets. Modified right-of-way shall be used within topographic constraints due to significant features of the area.

Collector Street means a street which is intended to serve extensive residential land use, multiple family dwellings or to convey traffic through a subdivision to roads of equal capacity or greater.

Modified Collector Street means a street which is intended to serve limited industrial land use and to convey traffic through the developments to roads of equal capacity or greater.

Bikeway means all facilities that provide primarily for bicycle travel. The following categories of bikeways are defined in Section 2373 of the Streets and Highways Code.

BIKE PATH OR BIKE TRAIL - CLASS I BIKEWAY - Provides a completely separated right-of-way designated for the exclusive use of bicycles and pedestrians with crossflows by motorists minimized.

BIKE LAND - CLASS II BIKEWAY - Provides a restricted right-of-way designated for the exclusive or semi-exclusive use of bicycles with through travel by motor vehicles or pedestrians prohibited, but with vehicle parking and crossflows by pedestrians and motorists permitted.

BIKE ROUTE - CLASS III BIKEWAY - Provides a right-of-way designated by signs or permanent markings and shared with pedestrians or motorists.

The terms Network, Network Plan, or Bicycle Network as used in this element shall refer to the corridors shown on the Bikeway Plan Map.

FINDINGS

Regional access to the City of Lake Elsinore is provided by Interstate 15 and State Highway 74. These highways provide the City and the project area with good access to neighboring population centers, including the San Diego, Riverside, Los Angeles and Orange County metropolitan areas.

Traffic volume on highways leading to and from Lake Elsinore has been increasing steadily in recent years. Between 1977 and 1980, traffic volumes increased on I-15 by 7% at Murietta Hot Springs Road, and 17% at Temescal Canyon Road. Traffic on Ortega Highway increased 20%, and 21% on Route 74 between Lake Elsinore and Perris (see Table 7 in Appendix A).

The most heavily travelled route is I-15 to Los Angeles and Orange Counties. The number of commuters on this route is not determinable from available data. However, the increasing percentage of traffic is indicative of the geographic and economic interdependence of Lake Elsinore within the Southern California area.

Access within the City and sphere of influence is provided by a combination of highways and streets. Arterials include Main Street, Collier Street, Riverside Drive, Central Avenue, Ortega Highway, Grand Avenue, Mission Trail, Railroad Canyon Road and Robb Road (Lakeshore Drive). Secondary streets include Machado Street, Corydon Street and Bundy Canyon Road, See Figure 11 in Appendix A for traffic volumes along these roads.

Many of the major roads are paved but in poor condition; a number of roads lack curbs and gutters. Flooding in 1980 also disrupted access, particularly in the downtown area along the outflow channel. In addition, secondary roads are generally unpaved or in very poor condition. These conditions hinder pedestrian traffic as well as vehicular traffic in many portions of the City.

Needed improvements related to the transportation system include:

- o Various road improvements, requiring base, pavement and overlay work, have been identified by the City. These improvements are required to maintain the existing road network, particularly the main routes around the lake and in the business area.
- o Areas within the City, particularly near the Central Business District, have inadequate vehicular and pedestrian access, due to the disruption of roads caused by the 1980 flooding.
- o Large areas within the City and Sphere of Influence, especially north and west of the lake, are inaccessible.

Intercity transit service is provided by Greyhound Bus Lines which provides service to Los Angeles and San Diego. Bus service to Riverside is provided by the Riverside Transit Corporation on a limited basis.

Local public transportation is provided by the Lake Elsinore Transit Service. Bus service is provided along the major arterials around the lake. Ridership has increased by 30% per year during the past three years (see Appendix H for Ridership and Data Route Map).

The Santa Fe Railroad terminated rail service to Lake Elsinore in February, 1980. The right-of-way, which passes through the center of the City was abandoned in 1981. Skylark Field is a private landing strip used for commercial recreation (flying and skydiving) aviation activities.

There are two public parking facilities in the CBD. The lot located near City Hall is improved and has access to Main Street. The second lot is located at the corner of Main and Heald Street. Both lots combined have a capacity for approximately 150 cars, which is inadequate to handle the amount of shoppers needed to support the CBD. Additional private off-street parking facilities within the CBD can accommodate an additional 650 cars. These parking areas are illustrated in Appendix H.

Existing bike routes within the Lake Elsinore Planning Area are located along Riverside Drive and Grand Avenue. The routes are not clearly marked and maintained along their entire length, however. (See Appendix A for additional information.)

GOAL 2.1

Provide a network of transportation systems to serve the needs of residents and visitors to the Elsinore Valley.

POLICY 2.1

It is the policy of the City of Lake Elsinore to provide for safe, fast and efficient movement of people and goods within Lake Elsinore and between Lake Elsinore and other parts of the region by an integrated system of streets, freeways, public transit and other transportation facilities.

OBJECTIVE (2.1.a)

Plan for and implement a network of arterial, major and collector roads that connect the various parts of the City together.

IMPLEMENTATION PROGRAMS (2.1.a)

- (1) Develop a Capital Improvement Program for acquiring rights-of-way and for constructing, improving, and maintaining streets and highways.
- (2) The City shall complete the road improvements listed in the "Street Survey" completed in 1981 through Capital Improvements Program funding.
- (3) The City will complete the street improvements listed in the Rancho Laguna Redevelopment Plan.
- (4) On-site and off-site street improvements will be required for all private developments specified in this Circulation Element and the Land Division Ordinance.
- (5) The City will actively seek the widening of Route 74 from I-15 to the City of Perris. This improvement is listed in the Regional Transportation Plan (Table 5.5.4) for completion after 1985.
- (6) The City of Lake Elsinore shall prepare a detailed access study for the lakeshore area. Access from Lakeshore Drive, Riverside Drive, Grand Avenue, and Mission Trail is to be considered of primary significance in the study. Until the study is completed, access to the lakeshore area from Lakeshore Drive will be restricted because of conflicting traffic patterns.

- (7) Institute car and van pooling for public employees and encourage similar programs for private employees.
- (8) Seek inclusion in state and regional transportation improvement plans of state transportation projects which support the local capital improvements and which provide access to planned growth and development.
- (9) The City will actively seek to have park and ride (carpooling) lots established at appropriate locations to serve commuters.

OBJECTIVE (2.1.b)

Maintain the current level of bus services and expand such services as required when demand levels increase.

IMPLEMENTATION PROGRAMS (2.1.b)

- (1) Seek alternative funding sources as federal transit programs are reduced or eliminated.
- (2) Use local funds to support transit service to the extent possible.
- (3) Increase fees as required to maintain transit service.
- (4) Amend the Land Division Ordinance to require dedication and/or construction of appropriate transit facilities, such as benches, shelters, and pedestrian access, in new major subdivisions and other development projects.

OBJECTIVE (2.1.c)

Insure that adequate on-site parking facilities are provided for all land uses.

IMPLEMENTATION PROGRAMS (2.1.c)

- (1) The City of Lake Elsinore Redevelopment Agency will expand public parking facilities within the Central Business District by establishing special assessment districts.
- (2) All developments must provide parking as required by the Zoning Ordinance.

IMPLEMENTATION PROGRAMS (2.1.c)

- (1) The City of Lake Elsinore Redevelopment Agency will expand public parking facilities within the Central Business District by establishing special assessment districts.
- (2) All developments must provide parking as required by the Zoning Ordinance.
- (3) The City should periodically review the Zoning Ordinance parking requirements to insure that the permitted ratio of large to small car parking spaces reflect the current ratio of large to small cars.

OBJECTIVE (2.1.d)

Provide for the safe and convenient use of bicycles throughout the City for recreation and as a viable alternative to the automobile as a form of local transportation.

IMPLEMENTATION PROGRAMS (2.1.d)

- (1) The City will actively seek federal and state funds for the acquisition and construction of bikeways contained on the Bikeway Plan (Figure Circ. 1).
- (2) Amend the City of Lake Elsinore Land Division Ordinance to require bikeways to be included as an integrated part of all subdivisions with connections to the city-wide bicycle network.
- (3) The City will seek to have the Park and Recreation District include bikeways in their plans wherever possible.

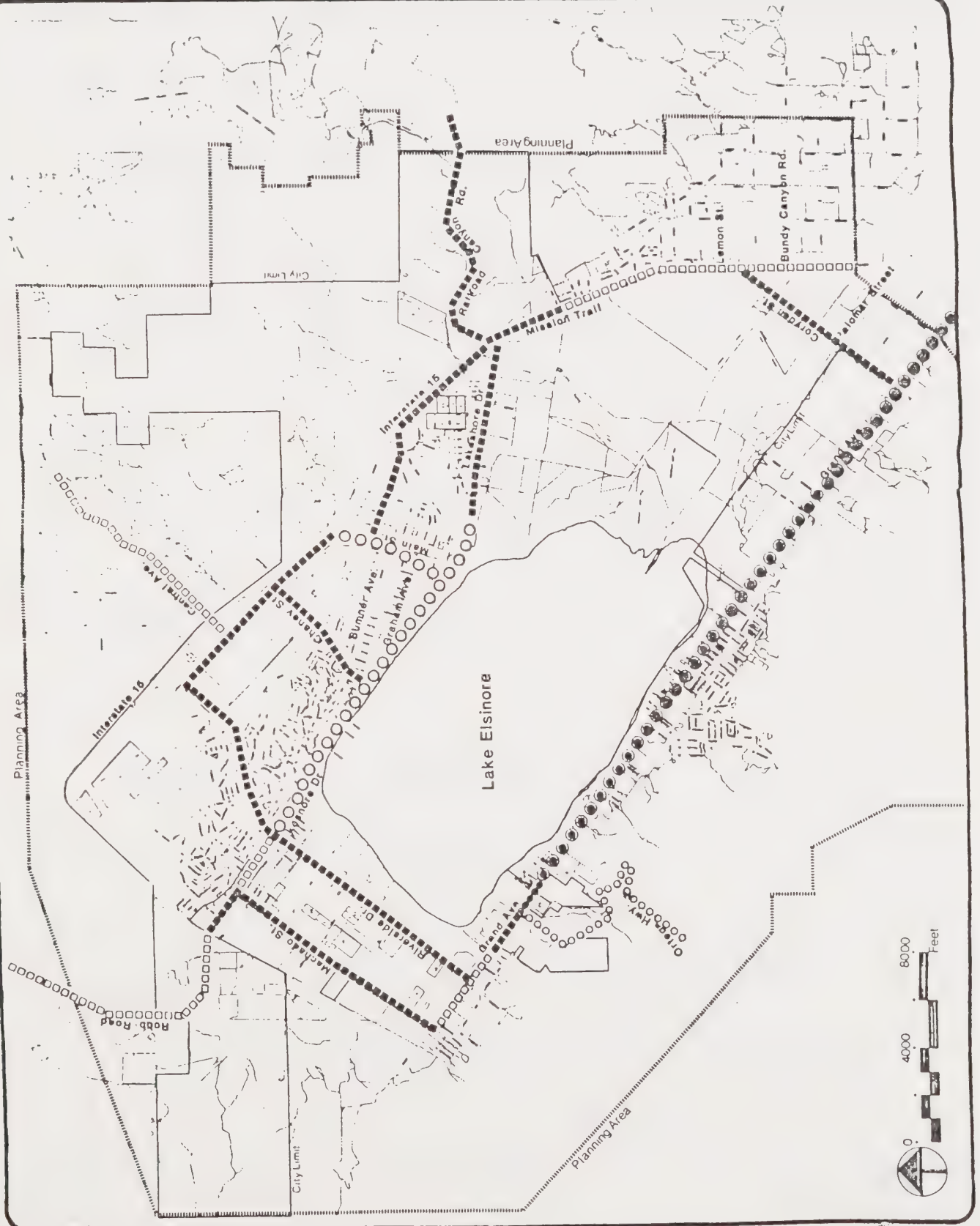
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Figure CIR-1:
Bikeway Plan
1992

CITY	COUNTY	
		Bike Path
		Bike Lane
		Bike Route

city of
Lake Elsinore
General Plan

01/14/82



PRINCIPLES

The principles listed below are generally accepted rules, methods, or practices to be followed in the achievement of the General Plan objectives. The numbering system relates each set of principles to a particular objective (e.g., Principles 2.1.a relate to Objective 2.1.a).

PRINCIPLES (2.1.a)

- (1) Minimize access to freeways, prime arterials, and major roads to encourage their use as throughways rather than as access to adjacent properties.
- (2) Locate major roads and prime arterials where they will bypass rather than divide residential neighborhoods.
- (3) Route major thoroughfares and plan road construction schedules so that development pressure on undeveloped areas is minimized.
- (4) Promote traffic safety in design of roads and traffic control.

PRINCIPLES (2.1.b)

- (1) Major activity centers, such as schools, within the planning area should be included in the transit route structure.
- (2) Scheduling should be timed to provide for peak ridership periods.
- (3) To the extent possible, scheduling should be coordinated with the schedules of the Greyhound Bus Lines and Riverside Transit Corporation.

PRINCIPLES (2.1.c)

- (1) Handicapped parking spaces should be provided in all commercial, industrial, and public parking facilities.
- (2) Ingress and egress to parking facilities should not interfere with normal traffic flow on adjacent streets.

PRINCIPLES (2.1.d)

- (1) Provide continuous bikeways, affording safe and convenient community-wide accessibility.
- (2) Connect cultural facilities, recreation areas, commercial areas, and educational facilities by bikeways.

- (3) Utilize public property, such as utility and drainage easements, parks, and lightly travelled roads, whenever possible, for construction of bikeways.
- (4) Locate bikeways along designated scenic highways wherever possible.
- (5) Separate bicycles and automobiles whenever it is economically and physically possible to do so, with either a bike lane or bike path.
- (6) Air Quality mitigation measures include:
 - ° Bicycle facilities, such as bike lanes, racks and lockers;
 - ° Transit facilities, such as benches, shelters and turnouts;
 - ° Park and ride facilities; and
 - ° Carpool preferential parking programs.

STANDARDS

The standards listed below are established as criteria to be used in carrying out the implementation programs of the General Plan. The numbering system relates to each set of standards to a particular objective and its implementation programs (e.g., Standards 2.1.a relate to Objective 2.1.a).

STANDARDS (2.1.a)

- (1) The City has adopted the road standards of Riverside County as the standards for roads within the City, except for Lakeshore Drive from Highway 74, to Main Street. For sections of Lakeshore Drive, the City has adopted standards for a Modified Secondary Highway. For Collier Avenue from Main Street to Nichols Road the City has adopted a modified Collector. Figure CIRC-2 illustrates the road standards adopted by the City of Lake Elsinore. Appendix H-G contains the County of Riverside standard drawings for various road classifications.
- (2) Park and ride lots provide parking at the fringe of metropolitan areas as places where ridesharers can meet, leave their cars and continue their trip by carpool, vanpool, buspool or transit. These lots may be identified as park and ride, park and pool or both. Park and pool facilities are generally for the use of carpools, while park and ride facilities are predominantly for the use of transit riders.

STANDARDS (2.1.b)

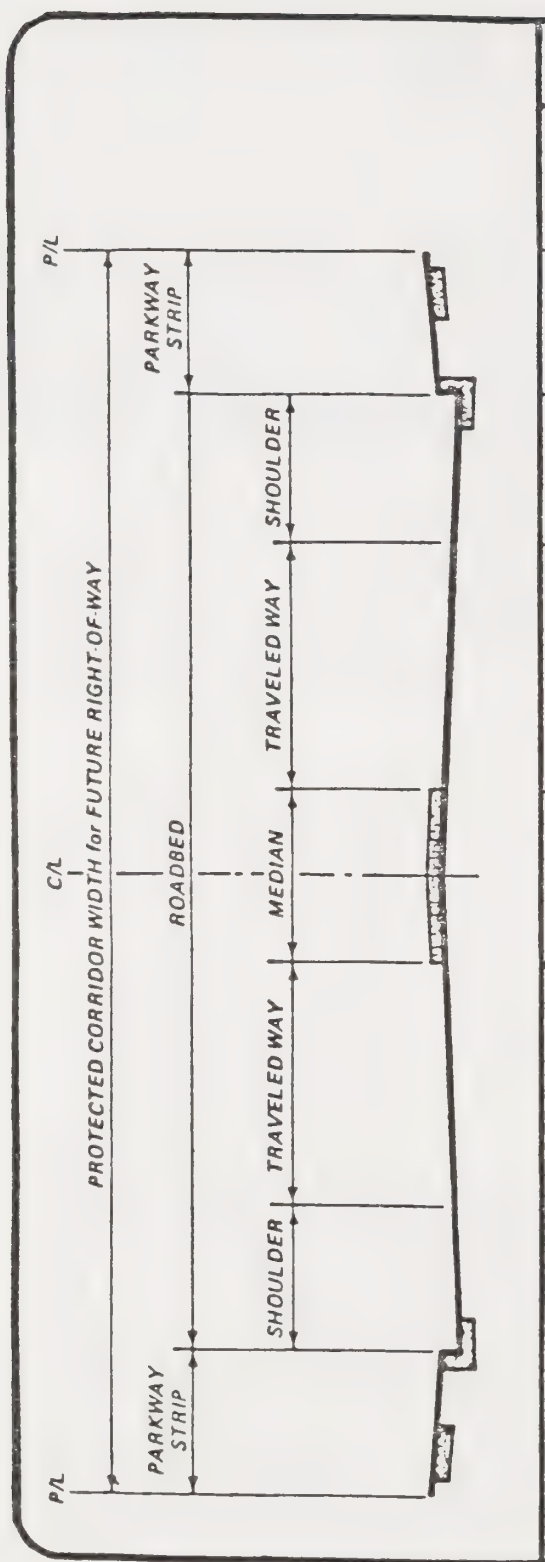
- (1) Each major residential, commercial, or industrial project shall have at least one bus stop facility.

STANDARDS (2.1.c)

- (1) Parking standards for various land uses are contained in the Zoning Ordinance.

STANDARDS (2.1.d)

- (1) The Planning and Design Criteria for Bikeways in California approved by the Director of the California Department of Transportation shall be used by the City as the City's criteria and standards.



Corridor Classification	Right of Way	Road-Bed	Median	Shoulder	Traveled Way	Parkway Strip	Number of Lanes	ADT (in thousands)
Highways								
Arterial	110'	86'	22'	16'	48'	24'	4	40-60
Major	100'	76'	0-12'	16'	48'	24'	4	35-50
Secondary	88'	64'	-	16'	48'	24'	4	25-40
Modified Sec.	80'	64'	-	16'	48'	16'	4	25-40
Streets								
Collector	66'	44'	-	20'	24'	22'	2	15-30
Modified Collector	66'	62'	14'★	10'	28'	2'	3★	15-30
General Local	60'	40'	-	16'	24'	10'	2	15-30
Short Local	60'	36'	-	14'	22'	12'	2	-
Restricted Local	50'	32'	-	-	32'	18'	2	-
Roads								
Paved Access	60'	26'	-	-	26'	34'	2	-
Frontage	52'	36'	-	10'	26'	16'	2	-

SOURCE: Riverside County and City of Lake Elsinore Road Standards

★NOTE: A Modified Collector will have a 14' wide center to lane. No on-street parking will be permitted.

PROGRAMS

The goals section of this element provides short titles for Circulation Element Implementation Programs. The following text describes these programs in detail and outlines the method of financing, the responsible agency, and timing necessary to fulfill the Circulation Element goals.

IMPLEMENTATION PROGRAMS (2.1.a.1)

Develop a Capital Improvement Program for acquiring rights-of-way and for constructing, improving, and maintaining streets and highways.

Responsibility: Engineering and Public Works Department in conjunction with the five (5) year incremental Capital Improvement Program process.

Financing: Utilization of Capital Improvement Fund accounts provided within City/Agency Budgets, including revenue bonds and federal and state grants.

Timing: Initiate in conjunction with development of five (5) year Capital Improvement Program during 1983-1984 Budget review and process and identification of yearly work tasks.

IMPLEMENTATION PROGRAM (2.1.a.2)

The City shall develop a detailed complete road improvements program and a funding program.

Responsibility: Engineering and Public Works Department in conjunction with the Planning Department.

Financing: Utilization of Capital Improvement Fund accounts provided within City/Agency Budgets, including revenue bonds, annexation fees, connection fees, developer contributions, and federal and state grants.

Timing: Initiate during 1983-84 Budget review process and continue every five (5) years.

IMPLEMENTATION PROGRAM (2.1.a.3)

The City will complete the street improvements listed in the Rancho Laguna Re-development Plan.

Responsibility: Engineering and Public Works Department
Financing: Redevelopment Agency Budget
Timing: Initiate as part of Fiscal Year Budget 1983-84 and continue until improvements completed

IMPLEMENTATION PROGRAM (2.1.a.4)

On-site and off-site street improvements will be required for all private developments specified in this Circulation Element and the Land Division Ordinance.

Responsibility: Engineering and Public Works Department
Financing: Provided by each developer to be checked by Engineering utilizing Engineering Department Budget
Timing: Upon adoption of General Plan

IMPLEMENTATION PROGRAM (2.1.a.5)

The City will actively seek the widening of Route 74 from I-15 to the City of Perris. This improvement is listed in the Regional Transportation Plan (Table 5.5.4) for completion after 1985.

Responsibility: City Manager's Office
Financing: City Manager's Budget with the actual development costs to be borne by Caltrans
Timing: On-going

IMPLEMENTATION PROGRAM (2.1.a.6)

The City of Lake Elsinore shall prepare a detailed access study for the lakeshore area. Access from Lakeshore Drive, Riverside Drive, Grand Avenue, and Mission Trail is to be considered of primary significance in the study. Until the study is completed, access to the lakeshore area from Lakeshore Drive will be restricted because of conflicting traffic patterns.

Responsibility: Planning Department
Financing: Planning Department Budget
Timing: After adoption of General Plan and prior to January 1, 1984

IMPLEMENTATION PROGRAM (2.1.a.7)

Institute car and van pooling for public employees and encourage similar programs for private employees.

Responsibility: City Manager's Office

Financing: City Manager's Budget

Timing: January 1, 1984

IMPLEMENTATION PROGRAM (2.1.a.8)

Seek inclusion in state and regional transportation improvement plans of state transportation projects which support the local capital improvements and which provide access to planned growth and development areas.

Responsibility: City Manager's Office

Financing: City Manager's Budget

Timing: On-going

IMPLEMENTATION PROGRAM (2.1.a.9)

The City will actively seek to have park and ride (carpooling) lots established at appropriate locations to serve commuters.

Responsibility: City Manager's Office

Financing: City Manager's Budget

Timing: Upon adoption of the General Plan

IMPLEMENTATION PROGRAM (2.1.b.1)

Seek alternative funding sources as federal transit programs are reduced or eliminated.

Responsibility: City Manager's Office

Financing: City Manager's Budget

Timing: On-going

IMPLEMENTATION PROGRAM (2.1.b.2)

Use local funds to support transit service to the extent possible.

Responsibility: Lake Elsinore Transit System in conjunction with the City Manager's Office

Financing: Lake Elsinore Transit System

Timing: Initiate as part of the Fiscal Year 1983-84 Budget review process

IMPLEMENTATION PROGRAM (2.1.b.3)

Increase fees as required to maintain transit service

Responsibility: Lake Elsinore Transit System

Financing: Lake Elsinore Transit System Budget, utilizing fee increases to off-set costs

Timing: To be evaluated during each budget review process

IMPLEMENTATION PROGRAM (2.1.b.4)

Amend the Land Division Ordinance to require dedication and/or construction of appropriate transit facilities, such as benches, shelters, and pedestrian access, in new major subdivisions and other development projects.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: Prior to January 1, 1984

IMPLEMENTATION PROGRAM (2.1.c.1)

The City of Lake Elsinore Redevelopment Agency will expand public parking facilities within the Central Business District by establishing special assessment districts.

Responsibility: Engineering and Public Works Department

Financing: Redevelopment Agency Budget

Timing: Upon adoption of Downtown Specific Plan

IMPLEMENTATION PROGRAM (2.1.c.2)

All developments must provide parking as required by the Zoning Ordinance.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: On-going

IMPLEMENTATION PROGRAM (2.1.c.3)

The City should periodically review the Zoning Ordinance parking requirements to insure that the permitted ratio of large to small car parking spaces reflect the current ratio of large to small cars.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: On-going

IMPLEMENTATION PROGRAM (2.1.d.1)

The City will actively seek federal and state funds for the acquisition and construction of bikeways contained on the Bikeway Plan (Figure Circ. 1).

Responsibility: City Manager's Office

Financing: City Manager's Budget and available federal and state funds

Timing: Upon adoption of General Plan

IMPLEMENTATION PROGRAM (2.1.d.2)

Amend the City of Lake Elsinore Land Division Ordinance to require bikeways to be included as an integrated part of all subdivisions with connections to the City-wide bicycle network.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: Prior to January 1, 1984

IMPLEMENTATION PROGRAM (2.1.d.3)

The City will seek to have the Park and Recreation District include bikeways in their plans wherever possible.

Responsibility: City Manager's Office

Financing: City Manager's Budget

Timing: Upon adoption of General Plan

REFERENCES

1. Rancho Laguna Redevelopment Plan, Lake Elsinore Redevelopment Agency, 7/81.
2. Regional Transportation Plan, 1980, Southern California Association of Governments.

Environmental Resources Management Element





INTRODUCTION

Each city and county in California is required to include nine elements in their General Plan. Four of these elements -- Conservation, Open Space, Safety, and Seismic Safety -- are closely related and overlap in their requirements. The required Scenic Highway Element has several features that relate to open space.

The Environmental Resources Management Element (ERME) of the Lake Elsinore General Plan includes the five required elements listed above. The purpose of this grouping is to tie the elements together into one understandable and useful element. The ERME utilizes the data, opportunities, and constraints contained in the Master Environmental Assessment (MEA) as its basic source of information. Consequently, the MEA should be read in conjunction with the ERME. The Environmental Resources Management Element contains the following four chapters. State mandated elements addressed in each chapter are listed in parentheses.

Chapter 1 Preservation of Natural Resources

Preservation of plant and animal life and natural resources for ecologic and other scientific study purposes (Conservation and Open Space and Scenic Highway Elements).

Chapter 2 Managed Productivity of Natural Resources

Management of economically productive resources for the production of food and fiber, recharge of groundwaters, and extraction of minerals (Conservation and Open Space Elements).

Chapter 3 Outdoor Recreation

Management of scenic open space, recreation areas, and buffer areas between open space and recreation uses (Open Space and Scenic Highway Elements).

Chapter 4 Public Health and Safety

Management of special hazard areas affecting the public health and safety due to geologic and seismic activity, flooding, wildland and structural fires and defensible space (Open Space, Seismic Safety, and Safety Elements).

DEFINITIONS

The following terms are used in this element.

Critical Facility is a facility housing or serving many people or otherwise posing unusual hazards in case of damage from or malfunction during an earthquake, such as hospitals, fire, police, and emergency service facilities, utility "lifeline" facilities, such as water, electricity, and gas supply, sewage disposal, and communications and transportation facilities.

Habitat is the native environment of an animal or plant; the place that is natural for the life and growth of an animal or plant.

Hydroponic farming is a horticultural method of farming in which water enriched with fertilizers and minerals is used as the medium for growing crops.

Prime agricultural lands are lands containing soils categorized as Class I or Class II within the system of soil capability grouping utilized by the Soil Conservation Service (USDA).

- ° Class I soils have few limitations that restrict their use; and
- ° Class II soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

(Soil Survey Western Riverside Area, USDA, 1971)

Smithsonian endangered or threatened species are plant and animal classifications based upon the Federal Endangered Species Act of 1973, defined as follows:

- ° Endangered species are those species in danger of extinction through all or a portion of their range; and
- ° Threatened species are those species likely to become endangered within the foreseeable future throughout all or a portion of their range.

State of California rare and endangered species are plant and animal classifications based upon the California Native Plant Protection Act of 1978, defined as follows:

- ° Endangered species are those species in danger of extinction through all or a portion of their range; and
- ° Rare species are those species likely to become endangered within the foreseeable future throughout all or a portion of their range.

Chapter 1

Preservation of Natural Resources



INTRODUCTION

Government Code Section 65560 defines preservation areas as:

"Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands." (State of California General Plan Guidelines, 1980, p.116).

The purposes for which preservation is undertaken are:

- ° Promote the protection, maintenance, and use of the state's natural resources, with special emphasis on scarce resources and those that require special control and management;
- ° Prevent the wasteful exploitation, destruction and neglect of the state's natural resources; and
- ° Recognize that natural resources must be maintained for their ecological value as well as for their direct benefits to people. (State of California General Plan Guidelines, 1980, p.116.)

FINDINGS

A number of valuable resources and preservation areas exist within the Planning Area, including resources with biological significance and physical factors which create a rural, aesthetically attractive atmosphere. The location of these resources on private and public owned land in different political jurisdictions underscores the need for a coordinated planning effort in order to ensure their long-term viability.

BIOLOGICAL ENVIRONMENT

The biological environment is comprised of the native plant and animal communities found within the Planning Area. Eight major vegetation communities have been identified in the area, each providing a habitat for a variety of wildlife (see MEA). Within these vegetation communities, the following habitat areas are of particular importance:

- ° San Jacinto River - The river basin is the best example of a Riparian community in the Elsinore region.
- ° Grassland on Elsinore Peak - The grassland is a relatively undisturbed example of a community that has been severely exploited elsewhere in California.
- ° Oak Woodlands (north face of Elsinore Mountains) - The woodlands, many of which are located in the Cleveland National Forest, constitute very productive wildlife areas.
- ° Oak Woodlands (portion of Morrell Portrero) - These woodlands are an excellent example of Oak Savannah or Oak parklands.
- ° Grassland (central area of the ancient lakebed) - The grassland produces large areas of colorful wildflowers in the spring during years with low lake levels.
- ° Saltbush Flats - This area, at the northeast end of the lake, provides cover for lagomorphs and other rodents, and foraging areas for various birds of prey.
- ° Riparian Woodland along Temescal Wash (north of Nichols Road) - The woodland community is an excellent habitat area.

In addition to the biologically significant areas outlined in the Master Environmental Assessment, the Trabuco Land Management Plan prepared by the United States Forest Service identifies biological resources on Forest Service lands. The Trabuco plan identifies "interesting" plant species which have no official status or classification, but are significant due to their geographic location, and recommends land uses consistent with the vegetation type.

The Riverside County Planning Department, in cooperation with the California Native Plant Society, has undertaken a program to catalogue rare or endangered plant species in the county area. This program has identified the following species within the Planning Area:

- ° Slender-horned Centrostegia - Smithsonian endangered plant;
- ° San Miguel Savory - Smithsonian threatened plant; and
- ° Orcutt's Chorizanthe - State of California and Smithsonian endangered plant.

The habitat of the Stephens' kangaroo rat, a State rare species, has been identified in the northeast portion of the Planning Area.*

PHYSICAL ENVIRONMENT

In Lake Elsinore a variety of environmental factors have combined to create an area of natural beauty which has a distinct "sense of place" for residents and visitors alike. The more prominent of these factors are:

- ° The lake which serves as the focal point of the community;
- ° The valley bordered by the Temescal and Elsinore Mountain ridges gives a rugged beauty and topographic distinctiveness to the region;
- ° The generally warm climate and clean air provide a healthful environment for residents and outdoor recreation enthusiasts;
- ° Localized weather condition (i.e., thermals) caused by the climate and the topography encourage various forms of outdoor recreation including hang gliding and sky diving; and
- ° Large areas of open, undisturbed landscape create a relaxed, rural atmosphere.

Anticipated population growth and urbanization of the planning area will incrementally diminish the quality of the resources noted above. Future development will exert an influence on lake access and recreational opportunities as well as the amount and quality of open space in the Planning Area. Air quality may diminish as vehicular and stationary sources of air pollution increase in the Elsinore Valley.

SCENIC

The natural beauty of the valley is the major visual resource in the area, and provides a major attraction to visitors as well as a "sense of place" to residents. Overlook points from which the valley may be viewed consist primarily of roads and elevated points in the hills in and around the City.

*This habitat has been identified by the Riverside County Planning Department and the Canyon Lake Hills EIR, p. 29, April 2, 1982.

Interstate 15 and State Highway 74 are designated on the California Master Plan of State Highways as official Scenic Highways because of the visual panoramas along their routes. Interstate 15 northwest of the City (from its junction with Highway 74 to Corona) is heavily impacted by mining and quarrying activities, however, and may be deleted from the State Scenic Highway Route.

GOAL 3.1

Conserve biotic and physical resources of scientific and ecological value for the benefit of future generations.

POLICY 3.1

It is the policy of the City of Lake Elsinore to ensure the long-term viability of the community's natural biological environment.

OBJECTIVE (3.1.a)

Protect and maintain significant examples of plant and animal life by reducing negative impacts of human activities.

IMPLEMENTATION PROGRAMS (3.1.a)

- (1) The City shall require applicants for development permits to demonstrate that requested development will not adversely impact areas of High or Moderate Biological Significance as referenced in the Master Environmental Assessment.
- (2) The City should reduce fire hazards in the planning area by establishing a vegetation management program in cooperation with the County Fire Department and California Division of Forestry.
- (3) The City should maintain a close working relationship with the U.S. Forest Service and the County to coordinate land use planning issues which affect plant communities in the area
- (4) The City shall adopt programs to systematically categorize the significance of biological resources and protect productive ecological areas such as woodland, chaparral and grasslands areas as referenced in the Master Environmental Assessment (P. 36-37).
- (5) Place buffer areas adjacent to critical wildlife habitats or other resource areas, as referenced in the Master Environmental Assessment by appropriate use of overlay zones (e.g., Resource Conservation Areas and Hillside Overlay Zone).
- (6) Develop a program to acquire significant resource areas such as critical watersheds and riparian corridors (as referenced in the Master Environmental Assessment) in fee or by less-than-fee purchase.
- (7) The City should establish Land Conservation and Preservation mechanisms (e.g., transfer of development rights, conservation easements, sale and leaseback, etc.) to preserve significant biotic and physical resources.

GOAL 3.2

Preserve the unique open space character of the Lake Elsinore Planning Area.

POLICY 3.2

It is the policy of the City of Lake Elsinore to preserve the sense of open space and important scenic and visual resources.

OBJECTIVE (3.2.a)

Protect the physical resources which create the unique scenic and visual character of the Elsinore Valley.

IMPLEMENTATION PROGRAMS (3.2.a)

- (1) Acquire open space easements from property owners willing to relinquish certain rights to construct improvements in channels, ridgelines, streambeds and through view corridors as provided by Chapter 6.5, Section 51050 et seq. of the Government Code. Relinquishment of the development rights to the City may be either in perpetuity or for a specific period of twenty years, except for those rights which are expressly reserved in the granting instrument for public service facilities installed for the benefit of the land or as authorized by the City. The lands included in the easement are to be assessed based upon their restricted use rather than their market value.
- (2) Adopt zoning ordinance provisions allowing cluster development to protect open space.
- (3) The City shall require applicants to design projects so as to retain in open space those lands that are significant for management and conservation of natural resources as referenced by Government Code Section 65560. It is specifically intended that the developer be given the right to develop the remaining percentage of his property at a sufficiently higher density so as to compensate for the loss of density created by the open space requirement, utilizing Planned Unit Developments and Planned Residential Developments.
- (4) Areas of open space significance, such as scenic highway corridors, shall be protected by limiting uses to those compatible with the values and qualities of those areas.

- (5) Programs leading to the official designation of all eligible state, county and city scenic highway routes in and around the City should be carried out.
- (6) Any new electric or communication distribution lines or the relocation of existing overhead facilities in proximity to and which would be visible from officially designated scenic highways shall be placed underground whenever feasible.
- (7) Maintain linkages between recreational, scenic, cultural and nature-oriented open spaces.
- (8) Restrict signs within scenic corridors to identification purposes only.
- (9) Remove or screen visual instructions within the scenic corridors from the motorist's view.
- (10) Natural floodways, drainage channels, seismic fault zones, and slopes in excess of 25 percent shall, whenever possible, be retained as open space areas.
- (11) Development projects should incorporate natural features such as hillsides, rock outcroppings, major stands of trees, unique scenic features and other characteristics which contribute to the natural beauty of the area.

PRINCIPLES

PRINCIPLES (3.1.a)

- (1) Avoid land development which creates any permanent or temporary alteration of the natural character of areas with biological significance.
- (2) Preserve north-facing slopes on mountains and hills as untouched natural greenbelts.

PRINCIPLES (3.2.a)

- (1) Open space areas containing a coordinated system of scientific study areas and nature-oriented uses serve as greenbelt dividers between urbanized areas.
- (2) Public services, facilities, utilities, and other capital improvements in open space areas are limited to levels commensurate with the open space use.
- (3) Provide buffers between development projects and adjacent open space lands.

STANDARDS

STANDARDS (3.1.a)

Standards for the assessment of biological resources are normally highly subjective and fail to provide a consistent assessment procedure for planning purposes. The standards described below provide the means to eliminate these deficiencies by establishing a set of fixed evaluation criteria to analyze the biological resource data of the Lake Elsinore Planning Area.

The central element and strength of the criteria are that they are well enough defined to allow their application to specific resource types, yet are broad enough to encompass all resource types. Additionally, they remain fixed to ensure consistency and objectivity. Clearly not being a "black and white" issue, the criteria themselves are organized into a hierarchy such that resources may be assessed and determined to have either high, moderate or low significance. These rankings reflect the degree of significance actions which effect them will have and, consequently, the level of concern and attention they should receive in the review process.

After the delineation of biological significance throughout the Planning Area, an analysis and understanding of potential adverse impacts should be made. In the environmental review process, these designations may serve as a basis for the determination of a negative declaration, the finding of a significant adverse impact, or the validation of a strong impact control program. Although the system relies on relative measurements, their consistent application does provide a standardized, meaningful, and predictable means by which biological resources may be considered in the environmental review and decision-making processes as they are currently mandated and practiced.

The criteria, taken from the October 9, 1981 California EIR Monitor, is described below:

(1) High Biological Significance

- ° The habitat of State and Federally sanctioned rare, endangered and threatened plant and animal species.
- ° Biotic communities, vegetative associations and habitats of plant and animal species that are highly restricted in distribution on a regional basis.
- ° Habitat that at some point in the life cycle of a species or group of species, serves as a concentrated breeding, feeding, resting, or migrating grounds, and is limited in availability. (Example - the riparian woodland habitat along the San Jacinto River.)
- ° Biotic resources that are of scientific interest because they are either peculiar to a geographical area or they represent an unusual variation in a population or community.

- ° Areas that serve as core habitats for regional plant, wildlife, and game populations and fisheries.

(2) Moderate Biological Significance

- ° Habitats that are key to the maintenance of localized plant and animal populations but are not significant on a regional basis. (Example - chamise, chaparral and grassland areas.)
- ° Areas which act to buffer and protect resources of high significance. (Example - vegetation surrounding the areas of high biological significance.)
- ° Corridors and zones which serve to link areas of high significance and facilitate ecological interaction.
- ° Biological resources which are noteworthy for their educational and/or horticultural value. (Example - large groves of eucalyptus, citrus, and walnut trees).

(3) Low Biological Significance

- ° Areas where biological resources have been removed or significantly altered and none of the above criteria apply.

Chapter 2 Managed Productivity of Natural Resources



INTRODUCTION

Areas with a significant open space quality often contain valuable natural resources that can be productively utilized for the economic benefits of the community. The managed productivity of natural resources requires recognition of the tradeoffs between short-term economic use of natural resources and long-term use or preservation of resources. The management effort requires the identification of renewable as well as non-renewable resources, the expected "life" of non-renewable resources, and an acceptable "consumption rate" of renewable resources.

Government Code Section 65560 identifies such open space areas as:

"Open space used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of ground water basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply." (State of California General Plan Guidelines, 1980, p.116).

Policies which are implemented by the City must reconcile the short-term/long-term tradeoffs, and insure that following the state guidelines regarding use of natural resources are complied with:

- ° Promote the protection, maintenance and use of the state's natural resources; with special emphasis on scarce resources and those that require special control and management; and
- ° Prevent the wasteful exploitation, destruction and neglect of the state's natural resources. (State of California General Plan Guidelines, 1980, pg. 119).

FINDINGS

The presence of valuable natural resources has contributed to the economic life of the City of Lake Elsinore and the surrounding region. These resources, including the lake, mineral deposits, prime agricultural lands and the climate, have not only provided the basis for the founding of the community, but continue to support commercial and recreation activity in the area.

The lake itself serves as the focal point of the community, providing a source of recreation and livelihood to local residents. A number of camping and recreation-oriented uses are established along the perimeter of the lake. The significance of the lake as a recreational resource is diminished by high summer temperatures and accompanying high rates of evaporation, the absence of consistent surface waters feeding into the lake, and seasonal rainfall. However, surface springs and wells operated by the State Department of Parks and Recreation do aid in a minimal maintenance of the lake surface area. Inadequate drainage of the lake causes water quality problems due to the lack of circulation or "flushing" of the lake.

Mineral thermal springs are scattered throughout the Planning Area. Once the basis of a thriving tourism industry, most of the springs in the CBD area now seep untapped, draining via surface or subsurface streams to the lake.

A number of mineral deposits and abandoned mines are located in the area. Both metals (arsenic, copper, gold, iron, lead-silver-zinc, manganese, tin, uranium-thorium) and non-metals (clays, coal, limestone, silica, stone) have been extracted from mining operations in the area. A large deposit of high-grade clay is located in the planning area. Current mining activities, and sand and gravel extraction areas, are located west of the City along Interstate 15.

Utilization of prime agricultural lands for agricultural purposes is constrained by continuing urbanization as well as rising water costs. However, groves of walnut, citrus trees and nursery specialty crops are grown west of the lake.

The relatively good air quality and pleasant climate are of economic benefit to outdoor recreational activities.

GOAL 3.3

Promote the use of mineral, groundwater and air resources with economic or public significance in a manner which will insure their productivity and utility to present and future generations.

POLICY 3.3

It is the policy of the City of Lake Elsinore to enhance the economic potential of the area's natural resources.

OBJECTIVE (3.3.a)

Promote the economic use of mineral and groundwater deposits in a manner which will generate benefits to present and future generations.

IMPLEMENTATION PROGRAMS (3.3.a)

- (1) The City should enact a mineral extraction ordinance, including requirements for reclamation plans, according to the Surface Mining and Reclamation Act.
- (2) The City will encourage the location of industries which can take advantage of the resources of the area, particularly the clay deposits.
- (3) The City shall protect significant mineral deposit sites from incompatible land uses.
- (4) The City should adopt an ordinance requiring payments of development fees to implement a plan for recharging groundwater, as provided for in Government Code Section 66484.5.

OBJECTIVE (3.3.b)

Maintain and improve the Planning Area's air quality.

IMPLEMENTATION PROGRAMS (3.3.b)

- (1) The City will support local, regional, State and National programs which improve air quality in the South Coast Air Basin and Southeast Desert Air Basin.

- (2) The City will implement appropriate air quality control tactics related to land use decisions, transportation practices and energy use.
- (3) The City will continue to participate in the development and update of the regional air quality management plans required under Federal and State law. The City will work with the South Coast Air Quality Management District (AQMD) and the Southern California Association of Governments (SCAG) in developing air quality strategies and tactics for the South Coast Air Basin.
- (4) The City will continue to monitor and analyze the area's "reasonable further progress"* toward attaining air quality standards through the implementation of control measures in the adopted regional Air Quality Management Plan.
- (5) The City will implement strategies and tactics contained in the subregional Air Quality Management Plan which were identified as effective and feasible for local government implementation in Riverside County. The City should act to maintain good air quality in the area, by:
 - ° Requiring pollution control devices on construction machinery;
 - ° Encouraging energy conservation measures in the design of projects;
 - ° Encouraging the construction of planned communities which offer a variety of services within a relatively small area;
 - ° Implementing the transportation and energy control measures outlined in the Air Quality Management Plan adopted by the South Coast Air Quality Management District.
- (6) The City will review development proposals for air quality impacts and will require the mitigation of any significant impacts. Examples of such mitigation measures include:
 - ° Abundant landscaping, which tends to shield and filter the air at the site;
 - ° Setbacks and buffer areas from roadways and parking areas, which allow the dispersion of relatively concentrated contaminants near the source of emission; and
 - ° Site arrangements which allow through movement of prevailing winds and circulation of air at the site.

*"Reasonable further progress" is defined by the Clean Air Act as annual incremental reductions in emissions for each pollutant (reactive hydrocarbons, nitrogen oxides, carbon monoxide, sulfur dioxide particulates) which are sufficient to attain air quality standards by 1987 (the required date as of 7/1/80). Air Quality Management Plan, AQMD and SCAG, 1979.

GOAL 3.4

Protect and preserve areas with prime agricultural lands from premature conversion to urbanized uses.

POLICY 3.4

It is the policy of the City of Lake Elsinore to protect and preserve existing agricultural activity and areas with prime agricultural lands.

OBJECTIVE (3.4.a)

Preserve and maintain agricultural areas which permit production of food and fiber as well as provide open space views which contribute to the rural character of the Lake Elsinore Valley.

IMPLEMENTATION PROGRAMS (3.4.a)

- (1) In reviewing proposals which would convert prime agricultural lands to urbanized uses, the City will require a thorough evaluation of their long-term benefits as an urbanized use compared to continued agricultural production.
- (2) The City should explore the feasibility of establishing various "aquaculture" or hydroponic operations to operate in the vicinity of the lake.
- (3) The City should adopt an agricultural zone to be applied to lands currently in agricultural production.
- (4) The City shall encourage continued County participation in the California Land Conservation Act (CLCA) of 1965, also known as the Williamson Act.
- (5) The City shall encourage utilization of agricultural practices which are environmentally sound and in compliance with the State Agricultural Code.
- (6) The City shall assist the County Agricultural Commission in:
 - ° creating an awareness of, and inspecting for, agricultural pests and diseases;
 - ° controlling the use of pesticides and agricultural poisons;
 - ° compiling crop production statistics; and
 - ° providing advisory information concerning economics and production techniques.

- (7) The City should establish Land Conservation and Preservation mechanisms (e.g., transfer of development rights, agricultural easements, sale and leaseback, etc.) to preserve significant agricultural areas.

PRINCIPLES

PRINCIPLES (3.3.a)

- (1) All mining operations shall be conducted in a manner that best protects the public's health, safety and welfare from hazards related to the mining operations.
- (2) Mining operations shall be conducted in a manner that harmonizes the operation with the site's visual resources.

PRINCIPLES (3.3.b)

- (1) Major development proposals which may create significant new sources of air pollutant emissions include large industrial, mining, residential, commercial or recreational projects.
- (2) Air quality mitigation measures include:
 - ° Bicycle facilities, such as bike lanes, racks and lockers;
 - ° Transit facilities, such as benches, shelters and turnouts;
 - ° Park and Ride facilities;
 - ° Carpool preferential parking programs;
 - ° Energy efficient buildings;
 - ° Solar access orientation of structures; and
 - ° Solar heated and cooled structures and swimming pools.
- (3) Land uses particularly susceptible to the adverse health effects of air pollution include:
 - ° Hospitals and health clinics;
 - ° Convalescent homes;
 - ° Residential communities;
 - ° Day care centers, nursery schools, elementary and grade schools;
 - ° Playgrounds, parks and recreational uses; and
 - ° Agricultural crops and plant nurseries.
- (4) Sensitive land uses should not be located adjacent to sources of heavy air pollution, such as major roadways or heavy industrial land uses.
- (5) Mitigation measures to lessen the impact of ambient air pollution, especially oxidant smog, should be incorporated into the design of sensitive land uses. Examples of such mitigation measures include the use of abundant landscaping, setbacks from roadways and parking areas, and site arrangements which allow through movements of prevailing winds.

PRINCIPLES (3.4.a)

- (1) The utilization of prime agricultural soils, groves and other on-going agricultural activity shall be encouraged and promoted.
- (2) The utilization of sound agricultural practices assure minimal disturbance to the environment while maximizing production capabilities.

STANDARDS

STANDARDS (3.3.a)

- (1) The operation of all mines shall comply with applicable Federal, State and County standards.

STANDARDS (3.3.b)

- (1) Table ERME-1 identifies air quality standards for the South Coast Air Basin. During periods of unhealthful air quality, as determined and announced by South Coast AQMD, non-essential recreational or commercial activity should be curtailed.
- (2) All industrial uses proposed for the Lake Elsinore planning area should adhere to the emission standards for odor contained in Table ERME-2.

STANDARDS (3.4.a)

- (1) Prime agricultural lands are lands containing Class I and/or Class II soils as defined by the U.S. Soil Conservation Service.

TABLE ERME-1

COMPARISONS OF AIR QUALITY STANDARDS AND EMERGENCY CRITERIA

Air Pollutant and Action Required	Air Quality Standards ^{a)}			Emergency Criteria						
	California	National ^{b)}		SCAQMD ^{c)} and California Episode			National Episode			
		Primary	Secondary	Stage 1 Health Advisory	Stage 2 Warning	Stage 3 Emergency	Alert Level	Warning Level	Emergency Action Level	Significant Harm To Health Level
Ozone O ₃	0.10 ppm, 1-hr. avg.	0.12 ppm (240 ug/m ³) 1-hr. avg.	0.12 ppm (240 ug/m ³) 1-hr. avg.	0.20 ppm, 1-hr. avg.	0.35 ppm, 1-hr. avg.	0.50 ppm, 1-hr. avg.	0.10 ppm ^{***} 1-hr. avg.	0.40 ppm, 1-hr. avg.	0.50 ppm, 1-hr. avg.	0.60 ppm, 1-hr. avg.
Carbon Monoxide CO	10 ppm, 12-hr. avg. 40 ppm, 1-hr. avg.	9 ppm, (10 ug/m ³) 8-hr. avg. 35 ppm, (40 ug/m ³) 1-hr. avg.	8 ppm, (10 ug/m ³) 8-hr. avg. 35 ppm, (40 ug/m ³) 1-hr. avg.	20 ppm, 12-hr. avg. 40 ppm, 1-hr. avg.	35 ppm, 12-hr. avg. 75 ppm, 1-hr. avg.	50 ppm, 12-hr. avg. 100 ppm, 1-hr. avg.	15 ppm, 8-hr. avg.	30 ppm, 8-hr. avg.	40 ppm, 8-hr. avg.	50 ppm, 8-hr. avg. 75 ppm, 4-hr. avg. 125 ppm, 1-hr. avg.
Nitrogen Dioxide NO ₂	0.25 ppm, 1-hr. avg.	0.05 ppm (100 ug/m ³) AAH	0.05 ppm, (100 ug/m ³) AAH	..			0.15 ppm, 24-hr. avg.	0.30 ppm, 24-hr. avg.	0.40 ppm, 24-hr. avg.	0.50 ppm, 24-hr. avg.
							0.60 ppm, 1-hr. avg.	1.2 ppm, 1-hr. avg.	1.6 ppm, 1-hr. avg.	2.0 ppm, 1-hr. avg.
Sulfur Dioxide SO ₂	0.05 ppm,* 24-hr. avg. 0.50 ppm, 1-hr. avg.	0.14 ppm, (385 ug/m ³) 24-hr. avg. 0.03 ppm, (80 ug/m ³) AAH	0.50 ppm, (1300 ug/m ³) 3-hr. avg.	0.20 ppm, 24-hr. avg. 0.50 ppm, 1-hr. avg.	0.70 ppm, 24-hr. avg. 1.0 ppm, 1-hr. avg.	0.60 ppm, 24-hr. avg. 2.0 ppm, 1-hr. avg.	0.30 ppm, 24-hr. avg.	0.60 ppm, 24-hr. avg.	0.80 ppm, 24-hr. avg.	1.0 ppm, 24-hr. avg.
Ozone in Combination With Sulfur Dioxide ^{d)}				0.20 ppm, 1-hr. avg.	0.35 ppm, 1-hr. avg.	0.50 ppm, 1-hr. avg.				
Sulfate in Particulate Matter	25 ug/m ³ , 24-hr. avg.			25 ug/m ³ , 24-hr. avg. combined with Ozone, 0.20 ppm, 1-hr. avg.						
Particulate Matter (TSP)	100 ug/m ³ , 24-hr. avg. 60 ug/m ³ AAH	260 ug/m ³ 24-hr. avg. 75 ug/m ³ AAH	150 ug/m ³ 24-hr. avg. 60 ug/m ³ AAH				375 ug/m ³ 24-hr. avg.	625 ug/m ³ 24-hr. avg.	875 ug/m ³ 24-hr. avg.	1000 ug/m ³ 24-hr. avg.
Particulate Matter (ug/m ³) x SO ₂ (ppm) x 2620							85,000 24-hr. avg.	281,000 24-hr. avg.	393,000 24-hr. avg.	480,000 24-hr. avg.

* Occurring in combination with a violation of the State Ozone or TSP standards.

** No standard or criteria when blocks are blank.

*** This is inconsistent with the federal standard of 0.12 ppm, hourly average, and is expected to be revised in the near future.

Incorporated in Air Quality Management Plan, South Coast (Continued) (1979)

TABLE E-1 (continued)

COMPARISONS OF AIR QUALITY STANDARDS AND EMERGENCY CRITERIA

Air Pollutant and Action Required	Air Quality Standards ^{a)}			Emergency Criteria						
	California	National ^{b)}		SCAQMD ^{c)} and California Episode			National Episode			
		Primary	Secondary	Stage 1 Health Advisory	Stage 2 Warning	Stage 3 Emergency	Alert Level	Warning Level	Emergency Action Level	Significant Harm To Health Level
Lead Pb	1.5 ug/m ³ 30-day avg.	1.5 ug/m ³ calendar quarter average								
Hydrocarbons (corrected for methane)		0.24 ppm (180 ug/m ³) 3-hr. avg. 8-9 a.m.	0.24 ppm (160 ug/m ³) 2-hr. avg. 6-9 a.m.							
Hydrogen Sulfide H ₂ S	0.03 ppm. 1-hr. avg.									
Vinyl Chloride (chloroethene)	0.01 ppm 24-hr. avg.									
Ethylene	0.10 ppm 8-hr. avg. 0.50 ppm 1-hr. avg.									
Visibility Reducing Particles	In sufficient concentration to reduce visibility to less than ten miles at relative humidity of less than 70%.									
Actions to be Taken				Voluntary reduction in physical activity and vehicle operation. Open burning banned (not an action at this level after 1976).	Action ranges from voluntary to mandatory.	Mandatory abatement measures. State can take action if local efforts fail.	Open burning prohibited. Requested reduction in vehicle operation. Industrial Curtailment.	Incinerator use prohibited. Required reduction in vehicle operation. Industry curtailed further.	Vehicle use prohibited. Industry shut down or curtailment. Public activities cease.	Same as "Emergency" except most industry shut down.

a) Standards shown in parenthesis are restatements of the preceding standard but expressed on an alternative basis.

b) Concentrations other than annual averages not to be exceeded more than once a year.

c) SCAQMD - South Coast Air Quality Management District.

d) Ozone and sulfur dioxide concentrations both must be greater than 0.10 ppm.

TABLE ERME-2
ODOR RECOGNITION THRESHOLDS

<u>COMPOUND</u>	<u>ODOR THRESHOLD (ppm)</u>
Acetic acid	1.0
Acetone	100.0
Acrolein	0.21
Amine, dimethyl	0.047
Amine, monomethyl	0.021
Amine, trimethyl	0.00021
Ammonia	46.8
Aniline	1.0
Benzene	4.68
Benzyl chloride	0.047
Benzyl sulfide	0.0021
Butyric acid	0.001
Carbon disulfide	0.21
Carbon tetrachloride	21.4
(chlorination of CS ₂)	
Carbon tetrachloride	100.0
(chlorination of CH ₄)	
Chlorine	0.314
Diphenyl ether (perfume grade)	0.1
Ethanol (synthetic)	10.0
Ethyl acrylate	0.00047
Ethyl mercaptan	0.001
Formaldehyde	1.0
Hydrochloric acid gas	10.0
Hydrogen sulfide gas	0.00047
Methanol	100.0
Methyl chloride	Above 10 ppm
Methylene chloride	214.0
Methyl ethyl ketone	10.0
Methyl isobutyl ketone	0.47
Methyl mercaptan	0.0021
Methyl methacrylate	0.21
Paracresol	0.001
Paraxylene	0.47
Perchloroethylene	4.68
Phenol	0.047
Phosgene	1.0
Phosphine	0.021
Styrene (inhibited)	0.1
Styrene (uninhibited)	0.047
Sulfur dioxide	0.47
Toluene (from petroleum)	2.14
Trichloroethylene	21.4

G. Leonardos, D. Kendall, and N. Barnard, Journal of the Air Pollution Control Association 19,91 1969.

Herbert Lund, Industrial Pollution Control Handbook, 1971.

(Cited in Air Quality Management Plan, South Coast AQMD, 1979.)

Chapter 3

Outdoor Recreation



INTRODUCTION

Outdoor recreation involves a variety of activities in Lake Elsinore. Water-related activities involving contact with the lake and shoreline, and activities related to the thermal air currents are directly related to the natural resources of the planning area. These activities provide a source of enjoyment and economic activity for residents and visitors. The area's proximity to the Cleveland National Forest also contributes to the recreational life of the community.

Government Code Section 65560 identifies the following natural resources as bases for recreation:

"Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors." (State of California General Plan Guidelines, 1980, p. 116)

The management of resources used for outdoor recreation involves maintaining the quality of the resource and protection from incompatible land uses in the area.

FINDINGS

The Lake Elsinore Valley is endowed with a number of outdoor recreation, scenic and cultural/historical resources, which enrich the social as well as economic life of the community.

OUTDOOR RECREATION

The lake, part of the Lake Elsinore State Recreation Area, provides opportunities for water skiing, boating, fishing, swimming and other water-based recreation. Camping and picnicking are available in public and private areas along the edge of the lake. Managed by the State Department of Parks and Recreation, the lake and recreation area is used primarily by campers and out-of-town visitors. The park has approximately 2,950 acres, although the lake surface/land acreage ratio varies with the lake level. Attendance has fluctuated significantly during recent years in response to variations in the lake level.

The State Department of Parks and Recreation is currently (1982) in the process of acquiring additional lakefront properties, and has prepared a master plan for use of State lands around the lake.

The City of Lake Elsinore maintains a variety of recreational facilities available to its citizens, including a number of neighborhood parks. Recreation facilities at school sites are also open to the public under cooperative agreements between the Elsinore Union School District and either the Park and Recreation District or the City.

A portion of the Trabuco District of the Cleveland National Forest is within the planning area, and its substantial recreation facilities, including hiking trails and camping areas, are easily accessible to residents and visitors in the area.

There are a number of privately-owned lakefront recreation areas surrounding the lake. Some of these operate as commercial recreation facilities. Skylark Field, a small craft airport with a parachute jumping school is located at the east end of the lake. The parachute and gliding activities have flourished because of the warm air "thermals" created by local topographic and climatic conditions.

Anticipated population growth in Southern California and the Planning Area will increase demands on public and private recreation facilities. As this demand increases, the quality of recreation areas may be adversely affected.

CULTURAL/HISTORIC

The City of Lake Elsinore, founded in 1883, is the oldest town in Riverside County. During the 1920s, the City served as a fashionable resort; many of the buildings in the downtown area and the surrounding hills date from this period. The City should act to increase both the quality and quantity of recreational facilities as population growth occurs.

Construction of the Crescent Bathhouse, commonly known as the Chimes Building, was begun in 1887. This two-story redwood structure, located on Graham Avenue, has been listed in the National Register of Historic Places. Delany's Estate, located north of the downtown area, was listed on the National Register of Historic Places in 1982.

Other structures of historical interest in the area are:

- ° an adobe wall from the Butterfield Stagecoach station which has been incorporated into an existing residence; and
- ° the Presbyterian Church at 601 West Graham
- ° McPherson Castle;
- ° Country Club;
- ° Junior High School;
- ° bathhouses, including the Pachanga Hot Springs and the Nakai Hot Springs;
- ° Odd Fellows Hall (Franklin and Main Streets).

Riverside County has conducted a survey of the historic and cultural resources of the Lake Elsinore area. The findings have been presented to the State Office of Historic Preservation for inclusion in the State's Inventory of Historic Resources. The findings should be adopted by July, 1982.

Previously conducted research has not identified any archaeological sites in the Lake Elsinore area. An ethnographic map produced by Kroeber (1925: Plate 57) does, however, locate an historic village identified as "Palache" in the neighborhood of Lake Elsinore. Urbanization of previously undeveloped lands may impact archaeological sites which have not been identified due to the absence of a systematic survey of the Planning Area.

GOAL 3.5

Protect and expand areas containing recreational resources
in a manner that will preserve the integrity of the resources.

Policy 3.5

It is the policy of the City of Lake Elsinore to protect and enhance natural resources having recreational value to the planning area.

OBJECTIVE (3.5.a)

Utilize the open space system to provide outdoor recreation opportunities for residents and visitors.

IMPLEMENTATION PROGRAMS (3.5.a)

- (1) The City should investigate the potential reuse of depleted mineral deposit sites for recreation uses.
- (2) The City will support State and Federal legislation which would provide State and Federal funds to local governments for park acquisition.
- (3) The City will acquire the maximum amount of Bureau of Land Management lands available each year pursuant to the Recreation and Public Purposes Act.
- (4) The City should prepare an ultimate recreational reuse plan for the present landfill site.

GOAL 3.6

Enhance the physical, mental and spiritual well being of City residents by providing opportunities for relaxation, rest, activity, education, and relationships with their neighbors.

POLICY 3.6

It is the policy of the City of Lake Elsinore to provide a system of public parks, riding and hiking trails, and outdoor recreation facilities which not only preserve significant areas of natural beauty for citizen enjoyment, but which also serve the needs of the citizens in their immediate environments. This system is to be augmented by private outdoor recreation facilities that are compatible with the goals and objectives of the public system.

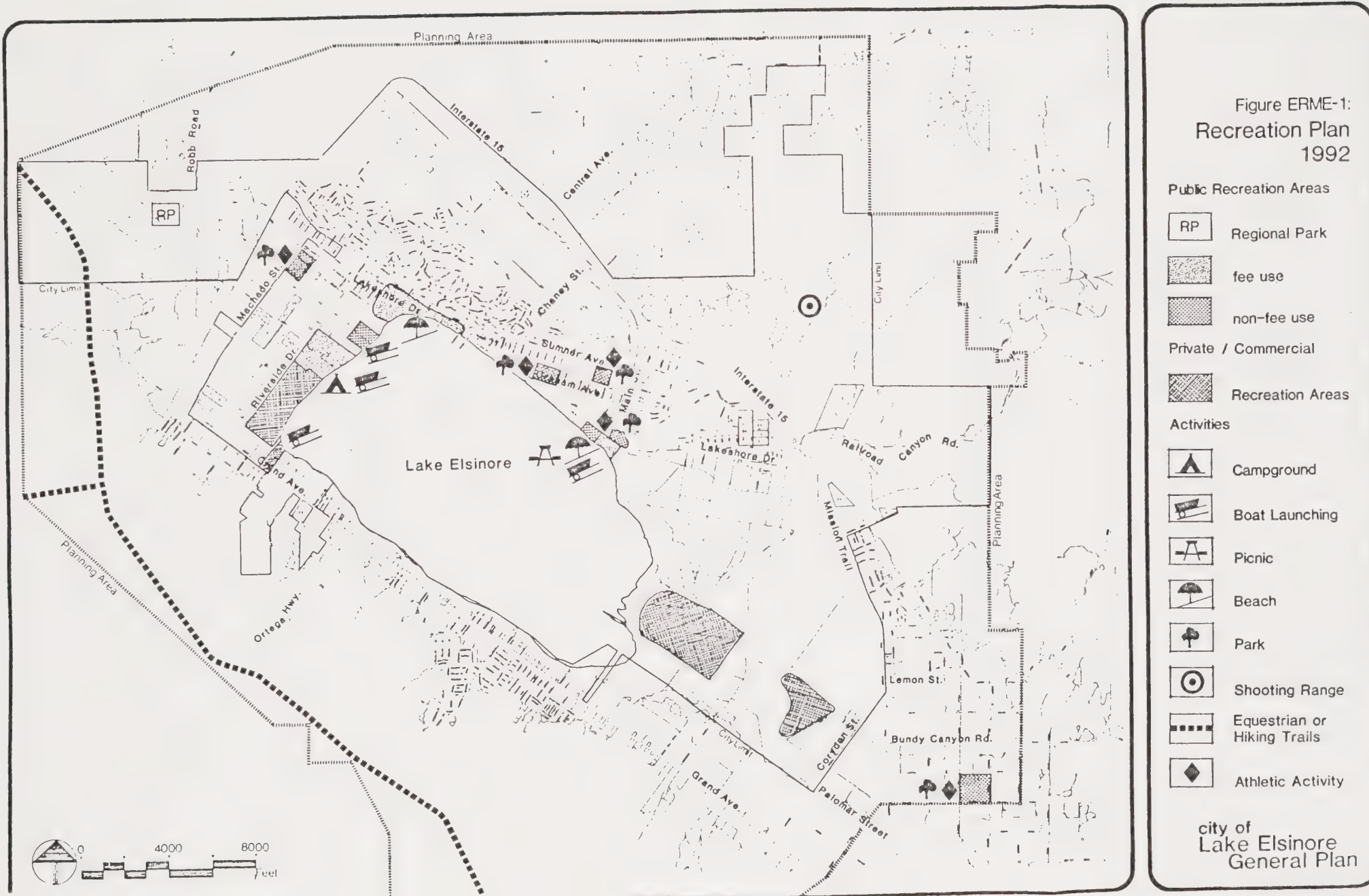
OBJECTIVE (3.6.a)

Provide recreational facilities which are easily accessible to all residents.

IMPLEMENTATION PROGRAMS (3.6.a)

- (1) The City will cooperate with the Lake Elsinore Recreation and Park District in developing a use, maintenance and acquisition plan for local parks.
- (2) The City will cooperate with Riverside County in the preparation of a County-wide General Plan of Trails, and in the construction of trails within the Lake Elsinore Planning Area.
- (3) The City will cooperate with the State Department of Parks and Recreation in the development of the Lake Elsinore State Recreation Area.
- (4) The City will take appropriate actions to develop the recreational facilities indicated on the Recreation Facilities Map (Fig. ERME-1).
- (5) Amend the Land Division Ordinance to require dedication of appropriate acreages for park use in all new developments, or to pay in-lieu fees for the development of existing parks, and establish a fee structure. The fee structure should be reviewed annually to insure it is adequate to implement Policy 3.6.

Figure ERME-1:
Recreation Plan
1992



GOAL 3.7

Ensure the preservation and enhancement of Lake Elsinore's historic and cultural resources.

POLICY 3.7

It is the policy of the City of Lake Elsinore to provide incentives for the maintenance and restoration of cultural and historic resources in the City and Planning Area.

OBJECTIVE (3.7.a)

Identify and preserve historical and cultural resources within the planning area.

IMPLEMENTATION PROGRAMS (3.7.a)

- (1) The City should amend existing codes and ordinances, as required, to reflect the goal of preserving and enhancing historic and cultural resources.
- (2) The City should provide for the physical enhancement (e.g., curbs, sidewalks, gutters, etc.) of publicly-owned resources in the Capital Improvement Program.
- (3) The City will seek federal, state, and regional funding to underwrite preservation activities.
- (4) The City will encourage the flow of low-interest mortgage and home improvement loan monies into areas of historic and/or cultural significance.

OBJECTIVE (3.7.b)

Identify and preserve significant archaeological sites within the Planning Area.

IMPLEMENTATION PROGRAMS (3.7.b)

- (1) The City should request a records search by the University of California at Riverside for archaeological sites in the Planning Area. Additional studies, as required, of potentially significant sites should be completed.
- (2) The City shall adopt procedures to assure adequate review of significant historical or archaeological sites following the establishment of probable locales of archaeological finds.
- (3) The City should establish a requirement for archaeological surveys of proposed projects prior to project approval.

PRINCIPLES

PRINCIPLES (3.5.a)

- (1) Environmental hazard areas, such as flood plains and earthquake fault areas, may be used for recreation if public health and safety are not endangered.

PRINCIPLES (3.6.a)

(1) Neighborhood Parks

- ° Generally serve a population of 2,000 to 5,000 or approximately the same population and area served by an elementary school.
- ° Should be planned and located adjacent to elementary schools in order to provide a full range of outdoor and indoor activities for children and family groups; and
- ° Should provide for three main types of recreation: open areas for passive recreation and relaxation, active sports areas for baseball, basketball, and other court games, and a neighborhood center for neighborhood groups such as Boy Scouts, senior citizen groups, craft classes, etc.

(2) Community Parks

- ° Provide for activities that require more space and for specialized functions which must serve a larger population in order to be justified; and
- ° Should be located adjacent to a secondary school in order to promote joint use of buildings and sports facilities.

(3) Regional Parks

Meet those recreation needs of the region not served by state and national facilities, or by beaches, riding and hiking trails, and private recreation facilities. These needs are complex and regional parks are either:

- ° Relatively large (in excess of 250 acres) thus providing the impression of remoteness, spaciousness, diversity of use, and environment, or
- ° If small in size, are of historical, geographic, cultural or recreational interest to a broad spectrum of the population.

(4) Parkways

Usually follow stream or river alignments, shorelines of large lakes, or natural wooded areas. Thus, its location and size is dependent upon the availability and location of these resources. Although no specific

acreage standard is applicable, a minimum right-of-way of 100 feet is recommended, with portions being much wider for scenic vistas and other recreation development.

(5) State Parks and Federal Areas

- ° Provide recreation facilities for residents of the entire state and nation; and
- ° State parks and federal areas are sufficiently large to meet most of the overnight demands in those months when weather permits use of the mountains and the lake.

(6) Park facilities shall be designed to be more accessible to the handicapped, i.e., handicapped parking spaces, ramped curbing, specially designed rest facilities, etc.

(7) Recreation opportunities for residents and visitors shall be developed and maintained throughout the planning area.

PRINCIPLES (3.7.a)*

- (1) Protection is generally of a temporary nature, and implies future historic preservation work. Protection must safeguard the physical condition or environment of a property or archaeological site from further deterioration or damage.
- (2) Stabilization is the application of measures designed to sustain the form and extent of a historic resource essentially as it now stands. Stabilization includes techniques to arrest or slow deterioration of a site, structure, or object. Improvements in physical conditions to make the property safe, habitable, or otherwise useful can be part of stabilization, as can minor repairs that do not change or adversely affect the fabric, appearance, or historic value of the property.
- (3) Preservation is the process of applying measures to sustain the existing form, integrity, and material of a building or structure, and the existing form and vegetation of the adjacent environment. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.

*The material in this section is quoted from the Procedural Guide: Historic Preservation Grants-In-Aid, p. 9.

STANDARDS

STANDARDS (3.6.a)

While there is no definitive standard for measuring recreation services, the ability of a park system to accommodate increasing use and to adapt to changing recreational preferences is most directly related to the amount and location of the park land. Thus, an adequate standard based on park size, service radius, population served, and acres per thousand population, with built-in flexibility to varying communities, will be most likely to remain a viable guide. Tables ERME-3 and ERME-4 provide standards for various classes of parks and facilities often installed in such parks.

STANDARDS (3.7.a)*

The "Standards for Historic Preservation Projects" as established by the Secretary of the Interior are used as the standard for reviewing and approving all plans and specifications. General guidelines are as follows:

- (1) Every reasonable effort shall be made to use a structure for its originally-intended purpose, or to provide a compatible use that will require minimum alteration to the structure and its environment;
- (2) Rehabilitation work shall not destroy the distinguishing qualities or character of the structure and its environment. The removal or alteration of any historic material or architectural features should be held to a minimum;
- (3) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in its composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of original features, substantiated by physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural features from other buildings;
- (4) Distinctive stylistic features or examples of skilled craftsmanship that characterize historic structures, and often predate the mass production of building materials, shall be treated with sensitivity;
- (5) Changes that may have taken place in the course of time are evidence of the history and development of the structure and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected;
- (6) All structures shall be recognized as products of their own time. Alterations to create an earlier appearance shall be discouraged;

* Standards 1 through 8 are quoted from the "Procedural Guide: Historic Preservation Grants-In-Aid," p. 20.

TABLE ERME-3

PARK CLASSIFICATIONS BY CLASS AND POPULATION RATIO

Classification	Acres/ 1,000 People	Size Range	Population Served	Service Area
Playlots	(Not Applicable)	2,500 sq.ft. - 1 ac.	500 - 2,500	Sub-neighborhood
Vest pocket parks	(Not Applicable)	2,500 sq.ft. - 1 ac.	500 - 2,500	Sub-neighborhood
Neighborhood parks	2.5	Min. 5 ac. to 20 ac.	2,000 - 10,000	1/4 - 1/2 mile
District parks	2.5	20 - 100 acres	10,000 - 50,000	1/2 - 3 miles
Large urban parks	5.0	100+ acres	One for each 50,000	Within 1/2 hour driving time
Regional parks	20.0	250+ acres	Serves entire population in smaller communities; should be distributed throughout larger metro areas.	Within 1 hour driving time
Total	30.0			
Special Areas & Facilities	(Not Applicable)	Includes parkways, beaches, plazas, historical sites, flood plains, downtown malls, and small parks, tree lawns, etc. No standard applicable.		

By Percentage of Area

The National Recreation and Park Association recommends that a minimum of 25% of new towns, planned unit developments, and large subdivisions be devoted to park and recreation lands and open space.

Source: National Recreation and Park Association.

TABLE ERME-4

SPECIALIZED PARK FACILITIES STANDARDS

Family (Outdoor)	Population Standard	Comment
Baseball Diamonds	1 per 6,000	Regulation 90 feet
Softball Diamonds (and/or youth diamonds)	1 per 3,000	
Tennis Courts	1 per 2,000	Best in group of 4 courts
Basketball Courts	1 per 500	
Swimming Pools - 25 meter	1 per 10,000	Based on 15 square feet of water for each 3% of population
Swimming Pools - 50 meter	1 per 20,000	
Skating Rinks (artificial)	1 per 30,000	
Outdoor Theaters (non-commercial)	1 per 20,000	
Shooting Ranges	1 per 50,000	Complete complex including high-power, small-bore, trap and skeet, field archery, etc.
Golf Courses (18 hole)	1 per 25,000	

- (7) Contemporary design for additions to existing structures or landscaping shall not be discouraged if such design is compatible with the size, scale, color, material and character of the neighborhood, structures or project environment;
- (8) Wherever possible, new additions or alterations to structures shall be done in such a manner that if they were to be removed in the future, the essential form and integrity of the original structure would be unimpaired;
- (9) Criteria used to establish significance for the National Register of Historic Places and the State Landmark program are generally applicable to the Lake Elsinore Planning Area; and
- (10) Criteria used to establish significance by the Riverside County Historic Resources Survey Committee have specific applicability to the Lake Elsinore Planning Area.

Chapter 4

Public Health and Safety



INTRODUCTION

Public health and safety management involves restrictions on the types of land use which are appropriate where hazardous conditions exist. The assumption is that certain types of land uses, usually residential, in close proximity to potentially hazardous conditions constitute a threat to the public health and safety unless adequate preventative measures are implemented.

Government Code Section 65560 defines one category of "open space land" as:

"Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection and enhancement of air quality."
(State of California General Plan Guidelines, 1980, p. 116)

In addition to the factors cited above, the Environmental Resources Management Element addresses the issues of urban structural fires, hazardous materials and defensible space as called for in the State Guidelines for the Safety Element.

Of central importance in the management of resources for public health and safety is the determination of risk, or the probability that a particular hazard may occur. Hazards such as earthquakes, flooding or wildland fires do not occur with any regularity. Policy questions, therefore, revolve around the tradeoffs between public health and safety on the one hand, and the foregone economic benefit resulting from restricted use of a potentially hazardous resource.

A well-conceived and adequate Emergency Preparedness Plan is a necessary requirement in a community with significant potential for flooding and seismic disasters. Although such a plan is separate from the General Plan, certain relationships between the two plans should exist. Appendix A of the General Plan (Master Environmental Assessment) identifies and assesses geologic, fire and flooding hazards in the Lake Elsinore Planning Area. The Public Health and Safety chapter of the Environmental Resources Management Element and Land Use element establishes policies that consider the presence of these hazards in planning for the location, types, and density of development.

FINDINGS

GEOLOGY

The structural geology of the Lake Elsinore area is dominated by northwest trending faults which comprise the Elsinore Fault Zone. The major faults within the Elsinore Zone are the North Elsinore, Glen Ivy, Wildomar, and Willard. In addition to these major faults, minor cross faults which trend northerly to northeasterly are present in the western and southeastern portion of the basin.

There are a number of geologic risks associated with earthquake action which impact land use and urbanization in the region. These include: ground shaking, fault rupture, ground lurching, liquefaction, slope failure, seiches, and inundation from dam failure.

Each of the geologic risks places constraints on land use by (1) restricting the location of buildings, (2) requiring structural modifications to existing/planned buildings, and (3) increasing the construction cost of housing and other uses resulting from these modifications.

TOPOGRAPHY

Bordering the basin on all but the southeastern side are rugged hills and mountains with peak elevations of 4,500 feet. At the southeastern end, the basin margin is a low alluvial divide built up by streams that drain Elsinore Mountains and the Temescal Mountains to the north. The lowest portion of the basin floor is occupied by the lake. From the edge of the lake, the alluvial surface slopes gently upward and terminates abruptly at the base of the mountains. On the northeast, hills are located at the perimeter of the lake.

WILDLAND FIRES

Much of the planning area contains stands of natural vegetation, often in rugged, inaccessible areas. Many of the vegetation types throughout the region constitute a "fuel load" susceptible to wildland fires. The California Division of Forestry/County Fire Department has identified the brushland (i.e., chaparral) area on the north slope of the Elsinore Mountains as a "Hazardous Fire Area." Fire prevention measures established by the County applies to all land uses and development within these areas.

SOILS

A variety of soils are found in the Lake Elsinore region. In the basin, most of the soils are alluvial material. The most recent alluvial deposits are unconsolidated to poorly consolidated sediments deposited by streams flowing into Lake Elsinore. Older sediment deposits consist of consolidated

to moderately consolidated alluvium, deposited by streams at the base of mountains as alluvium fans. Areas north and northwest of the City contain soils with severe limitation for use as a septic tank field, high shrink/swell capacity and high erodibility.

HYDROLOGY

The outstanding hydrological feature of the Planning Area is Lake Elsinore. The lake bed is the low point in the Elsinore Valley and constitutes a deadend sump. Water drains into the lake from a number of primary and secondary water courses. A number of subsurface springs exist within the lake bed along fault and seismic refraction lines. Mineral springs near the lakebed also flow into the lake.

The lake level has historically fluctuated between flooded and dry levels. During periods of relative drought, inadequate local runoff coupled with high evaporation rates lowers the water level of the lake. In extreme cases, the level of the lake drops below 1225 feet and the lakebed dries up completely except for the subsurface springs within the lakebed. In contrast, the winter storms of 1979-1980 caused Railroad Canyon Reservoir to overflow and the flooding of Lake Elsinore.

POLICE PROTECTION

Police services in the area are provided to the City of Lake Elsinore by the County Sheriff's Department through a contractual arrangement which provides one Riverside County Sheriff's Deputy, plus 40 hours of additional service per week to the City. The Elsinore Sheriff's Station is responsible for the southwest area of Riverside County, plus the communities of Alberhill, Perris, Elsinore and Temecula. The County Sheriff's Department provides the following services: response to call; follow-up investigation; limited patrol and limited traffic control.

FIRE PROTECTION

The Planning Area is provided fire protection service through the cooperative efforts of the California Department of Forestry (CDF) and Riverside County Fire Department. The cooperative agreement provides the materials, equipment and staff necessary for the protection of both mountainous and watershed areas of State responsibility and local areas of responsibility, including Lake Elsinore. The City contracts with the State and the County for these services.

EMERGENCY PREPAREDNESS PLAN

The City of Lake Elsinore is currently reviewing a preliminary Emergency Preparedness and Evacuation Plan that has been drafted as a joint cooperative effort between the City and the County of Riverside. The draft Plan addresses emergency situations that may result from flooding, fire, seismic activity, and other disasters such as aircraft crashes and explosions.

GOAL 3.8

Provide a living environment free from potential hazards associated with geologic or seismic activity.

POLICY 3.8

It is the policy of the City of Lake Elsinore to prohibit construction of intense urbanized uses in areas of geologic or seismic hazard.

OBJECTIVE 3.8

Reduce the loss of life, property and the economic and social dislocations resulting from geologic and seismic activity.

IMPLEMENTATION PROGRAMS (3.8.a)

- (1) Place potentially hazardous areas in low-density or open-space zoning categories (i.e., agricultural zoning and recreational zoning).
- (2) Adopt the Fault Hazard Overlay Zone listed in the Land Use Element.
- (3) Enact ordinances for the evaluation and abatement of structural hazards (i.e., parapet ordinance and hazardous building ordinance requiring repair, rehabilitation, or demolition of hazardous structures following structural evaluation).
- (4) Adopt the Uniform Building Code provisions regarding lateral forces (Chapter 23) and grading (Chapter 70). The City should incorporate the following seismic safety considerations into its Building Code:
 - ° Require a geologic study for all development occurring near active faults or in areas with high potential for ground lurching, liquefaction, slope failure or seiches;
 - ° Incorporate design standards to insure the structural integrity of buildings in the event of seismic activity; and
 - ° Establish a seismic hazards review procedure.
- (5) Establish procedures for reviewing subdivision and other development permit applications to ensure safety from seismic and geologic hazards, including liquefaction areas and groundshaking zones.

- (6) Review City, County and special district capital improvement plans for consistency with the seismic safety policies governing the location of critical public facilities.
- (7) Inspect critical public facilities for structural integrity, and require correction as necessary.
- (8) Expand the City's technical review capabilities (i.e., hire or contract with a registered engineering geologist to review geologic reports, initial studies, and Environmental Impact Reports).

GOAL 3.9

Provide a living environment free from potential hazards associated with slope failure or mudslide.

POLICY 3.9

It is the policy of the City of Lake Elsinore to prohibit construction of intense urbanized uses in areas of moderate to steep slopes.

OBJECTIVE (3.9.a)

Reduce the loss of life, damage to property, and the economic and social dislocations resulting from slope failures and mudslides.

IMPLEMENTATION PROGRAMS (3.9.a)

- (1) Enact a grading ordinance to minimize soil erosion and water runoff from new developments, and which requires a grading plan and environmental assessment as specified below.
- (2) Adopt a Hillside Development Ordinance to control development on hillsides.
- (3) Adopt the Fault-Rupture Overlay Zone specified in the Land Use Element (utilizing the MEA) and apply it to landslide areas and severe erosion areas in addition to fault zones.
- (4) Permit applications to the City of Lake Elsinore which are located in the Fault-Rupture Overlay Zone will be required to provide the following documentation:

Landslide areas: An investigation and report performed for the proposed project by a Registered Civil Engineer specializing in the field of Soil and Foundation Engineering. The report must describe known areas of existing landslides and submit suitable recommendations to stabilize these areas. The report must analyze proposed cut and fill slopes in sufficient detail to determine that the factor of safety against sliding will be not less than 50 percent.

Areas susceptible to severe erosion: A demonstration that the proposed development complies with the erosion control provision set forth in the City of Lake Elsinore Land Development Ordinance.

- (5) The City will require grading to be limited to the minimum amount necessary to provide stable areas for structures, streets, parking, and other intended uses.

GOAL 3.10

Provide a living environment free from potential hazards associated with inadequate drainage or flooding.

POLICY 3.10

It is the policy of the City of Lake Elsinore to prohibit construction of intense urbanized uses in areas of potential hydrologic hazards.

OBJECTIVE (3.10.a)

Minimize loss of life, damage to property, and social and economic dislocations resulting from flood or dam failure hazards.

IMPLEMENTATION PROGRAMS (3.10)

- (1) Amend the General Plan to incorporate the results of the outflow channel study when completed by the Army Corps of Engineers.
- (2) The City should aggressively seek funding for the improvements recommended in the Corps of Engineers study.
- (3) The City should prepare a Specific Plan/Master Plan for the ultimate use of the properties purchased by the Federal Emergency Management Administration, the City and/or the State of California at the mouth of the outflow channel.
- (4) The City should complete the flood control and drainage improvements that are included in the Rancho Laguna Redevelopment Plan.
- (5) The City should continue to enforce Ordinance No. 711 which restricts development around the perimeter of the lake below 1270 feet elevation until flood control improvements render it unnecessary.
- (6) The City should cooperate with the Riverside County Flood Control and Water Conservation District to ensure that City and County flood control measures are compatible.
- (7) The City should recommend that the State take action to stabilize the level of the lake at or below the 1245-foot level in order to maintain the lake as a flood control basin.

- (8) Amend the Land Development Ordinance to require that no significant drainage or flood-related impacts will result from proposed projects.
- (9) Amend the Land Development ordinance to provide for the dedication of land and easements along stream channels.
- (10) Adopt the Floodprone Overlay Zone as specified in the Land Use Element with setback standards and appropriate limitation on development.
- (11) Prepare an evacuation plan for areas subject to inundation in the event of a seismically induced dam failure.*
- (12) Amend zoning ordinances to allow setbacks from watercourses to be substituted for front, rear or side yard setbacks where appropriate.

*Potential flooding resulting from failure of the dam at Railroad Canyon is not expected to be extensive. Discharge of all waters held in Railroad Canyon Reservoir (approximately 12,000 acre feet) would raise the level of the lake 2.5 to 4.0 feet. Lake Elsinore Lake Stabilization and Land Use Plan, EDAW, 1974, p. 82.

GOAL 3.11

Provide a living environment free from potential hazards associated with extensive wildland and structural fires.

POLICY 3.11

It is the policy of the City of Lake Elsinore to restrict construction of structures in areas susceptible to wildland fires, while assuring the availability of adequate fire protection in existing and newly urbanized portions of the planning area.

OBJECTIVE (3.11.a)

Reduce the loss of life, damage to property, and the economic and social dislocations resulting from wildland and structural fires.

IMPLEMENTATION PROGRAMS (3.11.a)

- (1) Establish procedures whereby the County Fire Warden and the California Department of Forestry review proposed subdivisions and other development applications for fire safety.
- (2) Maintain roadsides clear of brush in areas subject to fire.
- (3) Place areas subject to wildland fires in open-space zoning (i.e., large-lot zoning and hillside development). Adopt a fire-hazard zoning classification which requires use permits on all development in such areas and establishes standards for spacing between buildings, access, fuel breaks, greenbelt buffers, and water for fire fighting.
- (4) Establish fire zones with appropriate development standards such as fire resistant construction on roofs and the underside of eaves and balconies.
- (5) Adopt the Uniform Fire Code provisions regulating potentially hazardous activities involving fires and storage of explosive materials.
- (6) Restrict the use of motorcycles and off-road recreational vehicles in areas subject to fire.

- (7) The City should prepare a Fire Prevention Program to reduce the extent of damage resulting from fire. Such a program would include reduction of fuel loading in wildland areas, inspection and abatement of hazardous conditions in and around structures, providing a bi-annual inspection of commercial and/or public buildings (1979 Fire Code).
- (8) Periodically review the adequacy of mutual aid agreements for fire protection.
- (9) Include in the City's Capital Improvement Program improvements to the road and street system in areas subject to fire, in order to improve access for emergency vehicles.
- (10) Public awareness shall be raised by presenting programs to school groups and interested community groups, and by broadcasting public service announcements on radio and TV.
- (11) The City, in conjunction with the County, shall maintain a map showing areas with high fire hazards. Development within these hazard areas will be required to mitigate fire hazards through a number of means:
 - ° Use of fire retardant building materials;
 - ° Use of fire retardant roof coverings as specified in the Uniform Building Code, Section 3203(e), 1979 edition; and
 - ° Provision of water storage tanks, hydrants and water supply systems providing adequate fire protection.
- (12) The City shall adopt the Uniform Building Code (1979 edition) and appendix, as suggested by the most recent Insurance Service Office (ISO) rating.

GOAL 3.12

Provide an adequate level of public security.

POLICY 3.12

It is the policy of the City of Lake Elsinore to assure the availability of adequate police protection.

OBJECTIVE (3.12.a)

Reduce the loss of life, damage to property, and the economic and social dislocations resulting from breaches of security and violations of law.

IMPLEMENTATION PROGRAMS (3.12.a)

- (1) New developments shall be required to provide adequate security provisions.
- (2) Local law enforcement agency shall review development proposals for security provisions.
- (3) Design standards shall be established by the City for the following items to promote building security:
 - ° Circulation for pedestrians, vehicles and police patrols;
 - ° Lighting;
 - ° Landscaping;
 - ° Placement of building including overall tract design;
 - ° Visibility of doors and windows from the street and between buildings;
 - ° Fencing (the height and materials);
 - ° Public and private spaces;
 - ° Building security requirements including keys, windows and sliding doors, garage doors, frames, jambs, strikes and hinges; and
 - ° Special residential and commercial building provisions.
- (4) Establish tests and periodic review of structures to evaluate the adequacy of security systems.
- (5) Encourage the implementation of Neighborhood Watch programs in conjunction with law enforcement agencies.
- (6) Amend City ordinances to include standards for new development incorporating defensible space and building security provisions.

PRINCIPLES

PRINCIPLES (3.9.a)

- (1) Natural drainage courses and areas of potential slope failure should be left in their natural state.
- (2) Cut and fill slopes should be planted with biologically appropriate vegetation and irrigated to prevent erosion.
- (3) Development in hillside areas shall be designed to follow the natural contours of the site. Slopes in excess of 25% should be designed as common open space.
- (4) Buildings on ridge lines, canyon edges and hilltops are discouraged, and any development in such areas shall be visually unobtrusive. The visual alteration of landforms caused by cutting, filling, grading or removal of vegetation shall be minimized through sensitive siting and design of improvements.

PRINCIPLES (3.10.a)

- (1) Appropriate land uses in flood plains include recreation, open space and recreational uses.
- (2) Prevent obstruction of natural runoff courses and scarring of hillsides which add to erosion problems.

STANDARDS

STANDARDS (3.8.a)

- (1) Riverside County standards relating to seismic hazards in unincorporated areas include:

- ° Special Studies zones (State identified areas of potential seismic hazards);
- ° County Fault Hazard Zones (other areas of potential fault hazard);
- ° County Groundshaking Zones; and
- ° County Liquefaction Hazard Areas.

County standards for development within these hazard areas have been designed to reduce risk and adequately mitigate seismic hazards.

STANDARDS (3.9.a)

- (1) The height of all cut and fill slopes, or combinations thereof shall be no greater than 30 feet. Final slopes must be contour graded so that contours, elevations and gradients of finished slopes are blended with adjacent natural terrain to achieve a consistent grade and natural appearance.
- (2) City dedicated and maintained roads and access roads to all lots are to be graded to a finished grade of no more than 15 percent.
- (3) When developments are to be located on slopes subject to instability, erosion, or slippage adequate provisions for slope stabilization are required. Slope hazard mitigations include, but are not limited to the following: retention of existing trees and other vegetation; immediate planting of cut and fill slopes; and retention walls and curbing.

STANDARDS (3.10)

- (1) Floodplains as defined by the Federal Flood Insurance Program will be recognized as floodplain areas within the Planning Area.

The goals section of this element provides short titles for the Environmental Resources Management Element Implementation Programs. The following text describes these programs in detail and outlines the method of financing, the responsible agency, and timing necessary to effectively preserve and manage the area's natural resources, to provide adequate levels of outdoor recreation opportunities, and to maintain the public health and safety.

IMPLEMENTATION PROGRAM (3.1.a.1)

The City shall require applicants for development permits to demonstrate that requested development will not adversely impact areas of High or Moderate Biological Significance as referenced in the Master Environmental Assessment.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: On-going

IMPLEMENTATION PROGRAM (3.1.a.2)

The City should reduce fire hazards in the planning area by establishing a vegetation management program in cooperation with the County Fire Department and California Division of Forestry.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: On-going

IMPLEMENTATION PROGRAM (3.1.a.3)

The City should maintain a close working relationship with the U.S. Forest Service and the County to coordinate land use planning issues which affect plant communities in the area.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: On-going

IMPLEMENTATION PROGRAM (3.1.a.5)

Place buffer areas adjacent to critical wildlife habitats or other resource areas, as referenced in the Master Environmental Assessment by appropriate use of overlay zones (e.g., Resource Conservation Areas and Hillside Overlay Zone).

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: On-going

IMPLEMENTATION PROGRAM (3.1.a.6)

Develop a program to acquire significant resource areas such as critical watersheds and riparian corridors (as referenced in the Master Environmental Assessment) in fee or by less-than-fee purchase.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: July 1, 1984

IMPLEMENTATION PROGRAM (3.1.a.7) (3.4.a.7)

The City should establish Land Conservation and Preservation mechanisms (e.g., transfer of development rights, conservation easements, sale and leaseback, etc.) to preserve significant biotic and physical resources.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: January 1, 1985

IMPLEMENTATION PROGRAM (3.1.a.4)

The City shall adopt programs to systematically categorize the significance of biological resources and protect productive ecological areas such as woodland, chaparral and grasslands areas as referenced in the Master Environmental Assessment (p. 36-37).

Responsibility: Planning Department
Financing: Planning Department Budget
Timing: January 1, 1985

IMPLEMENTATION PROGRAM (3.2.a.1)

Acquire open space easements from property owners willing to relinquish certain rights to construct improvements in channels, ridgelines, streambeds and through view corridors as provided by Chapter 6.5, Section 51050 et seq. of the Government Code. Relinquishment of the development rights to the City may be either in perpetuity or for a specific period of twenty years, except for those rights which are expressly reserved in the granting instrument for public service facilities installed for the benefit of the land or as authorized by the City. The lands included in the easement are to be assessed based upon their restricted use rather than their market value.

Responsibility: City Manager's Office
Financing: City Manager's Budget
Timing: July 1, 1985

IMPLEMENTATION PROGRAM (3.2.a.2)

Adopt zoning ordinance provisions allowing cluster development to protect open space.

Responsibility: Planning Department
Financing: Planning Department Budget
Timing: July 1, 1983

IMPLEMENTATION PROGRAM (3.2.a.3)

The City shall require applicants to design projects so as to retain in open space those lands that are significant for management and conservation of natural resources as referenced by Government Code Section 65560. It is specifically intended that the developer be given the right to develop the remaining percentage of his property at a sufficiently higher density so as to compensate for the loss of density created by the open space requirement, utilizing Planned Unit Developments and Planned Residential Developments.

Responsibility: Planning Department
Financing: Planning Department Budget
Timing: July 1, 1983

IMPLEMENTATION PROGRAM (3.2.a.4)

Areas of open space significance, such as scenic highway corridors, shall be protected by limiting uses to those compatible with the values and qualities of those areas.

Responsibility: Planning Department
Financing: Planning Department Budget
Timing: Prior to July 1, 1983

IMPLEMENTATION PROGRAM (3.2.a.5)

Programs leading to the official designation of all eligible state, county and city scenic highway routes in and around the City should be carried out.

Responsibility: City Manager's Office
Financing: City Manager's Budget
Timing: January 1, 1984

IMPLEMENTATION PROGRAM (3.2.a.6)

Any new electric or communication distribution lines or the relocation of existing overhead facilities in proximity to and which would be visible from officially designated scenic highways shall be placed underground whenever feasible.

Responsibility: Planning, Building and Engineering and Public Works
Departments
Financing: Department Budgets
Timing: On-going

IMPLEMENTATION PROGRAM (3.2.a.7)

Maintain linkages between recreational, scenic, cultural and nature-oriented open spaces.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: On-going

IMPLEMENTATION PROGRAM (3.2.a.8)

Restrict signs within scenic corridors to identification purposes only.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: July 1, 1983

IMPLEMENTATION PROGRAM (3.2.a.9)

Remove or screen visual intrusions within the scenic corridors from the motorist's view.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: July 1, 1983

IMPLEMENTATION PROGRAM (3.2.a.10)

Natural floodways, drainage channels, seismic fault zones, and slopes in excess of 25 percent shall, whenever possible, be retained as open space areas.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: Initiate as part of Comprehensive Rezoning process and continue through plan implementation process

IMPLEMENTATION PROGRAM (3.2.a.11)

Development projects should incorporate natural features such as hillsides, rock outcroppings, major stands of trees, unique scenic features and other characteristics which contribute to the natural beauty of the area.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: On-going

IMPLEMENTATION PROGRAM (3.3.a.1)

The City should enact a mineral extraction ordinance, including requirements for reclamation plans, according to the Surface Mining and Reclamation Act.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: January 1, 1984

IMPLEMENTATION PROGRAM (3.3.a.2)

The City will encourage the location of industries which can take advantage of the resources of the area, particularly the clay deposits.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: On-going

IMPLEMENTATION PROGRAM (3.3.a.3)

The City shall protect significant mineral deposit sites from incompatible land uses.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: On-going

IMPLEMENTATION PROGRAM (3.3.a.4)

The City should adopt an ordinance requiring payments of development fees to implement a plan for recharging groundwater, as provided for in Government Code Section 66484.5.

Responsibility: Engineering and Public Works Department

Financing: Engineering and Public Works Department

Timing: July 1, 1984

IMPLEMENTATION PROGRAM (3.3.b.1)

The City will support local, regional, State and National programs which improve air quality in the South Coast Air Basin and Southeast Desert Air Basin.

Responsibility: City Manager's Office

Financing: City Manager's Budget

Timing: On-going

IMPLEMENTATION PROGRAM (3.3.b.2)

The City will implement appropriate air quality control tactics related to land use decisions, transportation practices and energy use.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: On-going

IMPLEMENTATION PROGRAM (3.3.b.3)

The City will continue to participate in the development and update of the regional air quality management plans required under Federal and State law. The City will work with the South Coast Air Quality Management District (AQMD) and the Southern California Association of Governments (SCAG) in developing air quality strategies and tactics for the South Coast Air Basin.

Responsibility: Planning Department
Financing: Planning Department Budget
Timing: On-going

IMPLEMENTATION PROGRAM (3.3.b.4)

The City will continue to monitor and analyze the area's "reasonable further progress" toward attaining air quality standards through the implementation of control measures in the adopted regional Air Quality Management Plan.*

Responsibility: Planning Department
Financing: Planning Department Budget
Timing: Initiate by January 1, 1984 and review yearly

IMPLEMENTATION PROGRAM (3.3.b.5)

The City will implement strategies and tactics contained in the subregional Air Quality Management Plan which were identified as effective and feasible for local government implementation in Riverside County. The City should act to maintain good air quality in the area by:

- ° Requiring pollution control devices on construction machinery;
- ° Encouraging energy conservation measures in the design of projects;
- ° Encouraging the construction of planned communities which offer a variety of services within a relatively small area; and
- ° Implementing the transportation and energy control measures outlined in the Air Quality Management Plan adopted by the South Coast Air Quality Management District.

Responsibility: Planning Department
Financing: Planning Department Budget
Timing: January 1, 1984

*"Reasonable further progress" is defined by the Clean Air Act as annual incremental reductions in emissions for each pollutant (reactive hydrocarbons, nitrogen oxides, carbon monoxide, sulfur dioxide particulates) which are sufficient to attain air quality standards by 1987 (the required date as of 7/1/80). See Air Quality Management Plan prepared by AQMD and SCAG, 1979.

IMPLEMENTATION PROGRAM (3.3.b.6)

The City will review development proposals for air quality impacts and will require the mitigation of any significant impacts. Examples of such mitigation measures include:

- ° Abundant landscaping, which tends to shield and filter the air at the site;
- ° Setbacks and buffer areas from roadways and parking areas, which allow the dispersion of relatively concentrated contaminants near the source of emission; and
- ° Site arrangements which allow through movement of prevailing winds and circulation of air at the site.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: On-going

IMPLEMENTATION PROGRAM (3.4.a.1)

In reviewing proposals which would convert prime agricultural lands to urbanized uses, the City will require a thorough evaluation of their long-term benefits as an urbanized use compared to continued agricultural production.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: On-going

IMPLEMENTATION PROGRAM (3.4.a.2)

The City should explore the feasibility of establishing various "aquaculture" or hydroponic operations to operate in the vicinity of the lake.

Responsibility: Planning and Engineering Department

Financing: Planning and Engineering Department Budget

Timing: July 1, 1983

IMPLEMENTATION PROGRAM (3.4.a.3)

The City should adopt an agricultural zone to be applied to lands currently in agricultural production.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: Upon adoption of comprehensive rezoning

IMPLEMENTATION PROGRAM (3.4.a.4)

The City shall encourage continued County participation in the California Land Conservation Act (CLCA) of 1965, also known as the Williamson Act.

Responsibility: City Manager's Office

Financing: City Manager's Budget

Timing: On-going

IMPLEMENTATION PROGRAM (3.4.a.5)

The City shall encourage utilization of agricultural practices which are environmentally sound and in compliance with the State Agricultural Code.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: On-going

IMPLEMENTATION PROGRAM (3.4.a.6)

The City shall assist the County Agricultural Commission in:

- ° creating an awareness of, and inspecting for, agricultural pests and diseases;
- ° controlling the use of pesticides and agricultural poisons;
- ° compiling crop production statistics; and
- ° providing advisory information concerning economics and production techniques.

Responsibility: Planning Department
Financing: Planning Department Budget
Timing: January 1, 1984

IMPLEMENTATION PROGRAM (3.5.a.1)

The City should investigate the potential reuse of depleted mineral deposit sites for recreational uses.

Responsibility: Planning Department
Financing: Planning Department Budget
Timing: Initiate study prior to January 1, 1984

IMPLEMENTATION PROGRAM (3.5.a.2)

The City will support State and Federal legislation which would provide State and Federal funds to local governments for park acquisition.

Responsibility: City Manager's Office
Financing: City Manager's Budget
Timing: On-going

IMPLEMENTATION PROGRAM (3.5.a.3)

The City will acquire the maximum amount of Bureau of Land Management lands available each year pursuant to the Recreation and Public Purposes Act.

Responsibility: City Manager's Office
Financing: City Manager's Budget
Timing: Initiate by July 1, 1984

IMPLEMENTATION PROGRAM (3.5.a.4)

The City should prepare an ultimate recreational reuse plan for the present landfill site.

Responsibility: Planning Department
Financing: Planning Department Budget
Timing: January 1, 1984

IMPLEMENTATION PROGRAM (3.6.a.1)

The City will cooperate with Riverside County in the preparation of a County-wide General Plan of Trails, and in the construction of trails within the Lake Elsinore Planning Area.

Responsibility: Planning Department
Financing: Planning Department Budget
Timing: On-going and upon request of County

IMPLEMENTATION PROGRAM (3.6.a.3)

The City will cooperate with the State Department of Parks and Recreation in the development of the Lake Elsinore State Recreation Area.

Responsibility: City Manager's Office
Financing: City Manager's Budget
Timing: On-going

IMPLEMENTATION PROGRAM (3.6.a.4)

The City will take appropriate actions to develop the recreational facilities indicated on the Recreation Facilities Map (Fig. ERME 1).

Responsibility: Planning and Engineering and Public Works Departments
Financing: Planning and Engineering and Public Works Departments' Budgets
Timing: July 1, 1984 and continue each fiscal year until completed

IMPLEMENTATION PROGRAM (3.6.a.5)

Amend the Land Division Ordinance to require dedication of appropriate acreages for park use in all new developments, or to pay in-lieu fees for the development of existing parks, and establish a fee structure.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: July 1, 1984

IMPLEMENTATION PROGRAM (3.7.a.1)

The City should amend existing codes and ordinances, as required, to reflect the goal of preserving and enhancing historic and cultural resources.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: January 1, 1984

IMPLEMENTATION PROGRAM (3.7.a.2)

The City should provide for the physical enhancement (e.g., curbs, sidewalks, gutters, etc.) of publicly-owned resources in the Capital Improvement Program.

Responsibility: Engineering and Public Works Department

Financing: Engineering and Public Works Department Budget

Timing: Initiate during 1983-84 Budget review process and continue as a yearly budget item

IMPLEMENTATION PROGRAM (3.7.a.3)

The City will seek federal, state, and regional funding to underwrite preservation activities.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: Initiate by July 1, 1983 and provide as a on-going process

IMPLEMENTATION PROGRAM (3.7.a.4)

The City will encourage the flow of low interest mortgage and home improvement loan monies into areas of historic and/or cultural significance.

Responsibility: City Manager's Office

Financing: City Manager's Budget

Timing: January 1, 1984

IMPLEMENTATION PROGRAM (3.7.b.1)

The City should request a records search by the University of California at Riverside for archaeological sites in the Planning Area. Additional studies, as required, of potentially significant sites should be completed.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: July 1, 1984

IMPLEMENTATION PROGRAM (3.7.b.2)

The City shall adopt procedures to assure adequate review of significant historical or archaeological sites following the establishment of probable locales of archaeological finds.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: Initiate during Comprehensive Rezoning Hearings.

IMPLEMENTATION PROGRAM (3.8.a.3)

Enact ordinances for the evaluation and abatement of structural hazards (i.e., parapet ordinance and hazardous building ordinance requiring repair, rehabilitation, or demolition of hazardous structures following structural evaluation).

Responsibility: Building Department
 Financing: Building Department Budget
 Timing: January 1, 1984

IMPLEMENTATION PROGRAM (3.8.a.4)

Adopt the Uniform Building Code provisions regarding lateral forces (Chapter 23) and grading (Chapter 70). The City should incorporate the following seismic safety considerations into its Building Code:

- ° Require a geologic study for all development occurring near active faults or in areas with high potential for ground lurching, liquefaction, slope failure or seiches;
- ° Incorporate design standards to insure the structural integrity of buildings in the event of seismic activity; and
- ° Establish a seismic hazards review procedure.

Responsibility: Building and Planning Departments
 Financing: Building and Planning Departments' Budget
 Timing: January 1, 1984

IMPLEMENTATION PROGRAM (3.8.a.5)

Establish procedures for reviewing subdivision and other development permit applications to insure safety from seismic and geologic hazards, including liquefaction areas and groundshaking zones.

Responsibility: Planning and Engineering and Public Works Departments
 Financing: Planning and Engineering and Public Works Departments' Budgets
 Timing: July 1, 1983

IMPLEMENTATION PROGRAM (3.8.a.6)

Review City, County and special district capital improvement plans for consistency with the seismic safety policies governing the location of critical public facilities.

Responsibility: Planning and Engineering and Public Works Departments
Financing: Planning and Engineering and Public Works Departments'
Budgets
Timing: July 1 1984

IMPLEMENTATION PROGRAM (3.8.a.7)

Inspect critical public facilities for structural integrity, and require correction as necessary.

Responsibility: Building Department
Financing: Building Department Budget
Timing: July 1, 1983

IMPLEMENTATION PROGRAM (3.8.a.8)

Expand the City's technical review capabilities (i.e., hire or contract with a registered engineering geologist to review geologic reports, initial studies, and Environmental Impact Reports).

Responsibility: City Manager's Office
Financing: City Manager's Budget
Timing: As necessary

IMPLEMENTATION PROGRAM (3.9.a.1)

Enact a grading ordinance to minimize soil erosion and water runoff from new developments, and which requires a grading plan and environmental assessment as specified below.

Responsibility: Engineering and Public Works Department
Financing: Engineering and Public Works Department Budget
Timing: January 1, 1983

IMPLEMENTATION PROGRAM (3.9.a.3)

Adopt the Fault-Rupture Overlay Zone specified in the Land Use Element (utilizing the MEA) and apply it to landslide areas and severe erosion areas in addition to fault zones.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: Upon adoption of the General Plan

IMPLEMENTATION PROGRAM (3.9.a.4)

Permit applications to the City of Lake Elsinore which are located in the Fault-Rupture Overlay Zone will be required to provide the following documentation:

Landslide areas: An investigation and report performed for the proposed project by a Registered Civil Engineer specializing in the field of Soil and Foundation Engineering.

Areas susceptible to severe erosion: A demonstration that the proposed development complies with the erosion control provision set forth in the City of Lake Elsinore Land Development Ordinance.

Responsibility: Planning and Engineering and Public Works Departments

Financing: Planning and Engineering and Public Works Departments' Budgets

Timing: Upon adoption of the General Plan

IMPLEMENTATION PROGRAM (3.9.a.5)

The City will require grading to be limited to the minimum amount necessary to provide stable areas for structures, streets, parking, and other intended uses.

Responsibility: Planning and Engineering and Public Works Departments
Financing: Planning and Engineering and Public Works Departments'
Budgets
Timing: On-going

IMPLEMENTATION PROGRAM (3.10.a.1)

Amend the General Plan to incorporate the results of the outflow channel study when completed by the Army Corps of Engineers.

Responsibility: Planning Department
Financing: Planning Department Budget
Timing: Adopt as an on-going process upon completion of Army Corps study

IMPLEMENTATION PROGRAM (3.10.a.2)

The City should aggressively seek funding for the improvements recommended in the Corps of Engineers study.

Responsibility: City Manager's Office
Financing: City Manager's Budget
Timing: Upon completion of Army Corps study

IMPLEMENTATION PROGRAM (3.10.a.3)

The City should prepare a Specific Plan/Master Plan for the ultimate use of the properties purchased by the Federal Emergency Management Administration and State of California at the mouth of the outflow channel.

Responsibility: Planning Department
Financing: Planning Department Budget
Timing: July 1, 1983

IMPLEMENTATION PROGRAM (3.10.a.4)

The City should complete the flood control and drainage improvements that are included in the Rancho Laguna Redevelopment Plan.

Responsibility: Engineering and Public Works Departments

Financing: Redevelopment Agency Budget

Timing: Initiate as part of Fiscal Year Budget 1983-84 and continue until improvements completed

IMPLEMENTATION PROGRAM (3.10.a.5)

The City should continue to enforce Ordinance No. 711 which restricts development around the perimeter of the lake below 1270 feet elevation until flood control improvements render it unnecessary.

Responsibility: Building, Planning, and Engineering and Public Works Departments

Financing: Building, Planning, and Engineering and Public Works Departments' Budgets

Timing: On-going

IMPLEMENTATION PROGRAM (3.10.a.6)

The City should cooperate with the Riverside County Flood Control and Water Conservation District to insure that City and County flood control measures are compatible.

Responsibility: City Manager's Office

Financing: City Manager's Budget

Timing: On-going

IMPLEMENTATION PROGRAM (3.10.a.7)

The City should recommend that the State take action to stabilize the level of the lake at or below the 1245-foot level in order to maintain the lake as a flood control basin.

Responsibility: City Manager's Office
Financing: City Manager's Budget
Timing: Upon adoption of General Plan

IMPLEMENTATION PROGRAM (3.10.a.8)

Amend the Land Development Ordinance to require that no significant drainage or flood-related impacts will result from proposed projects.

Responsibility: Planning and Engineering and Public Works Departments
Financing: Planning and Engineering and Public Works Departments' Budgets
Timing: Initiate first amendment by January 1, 1984 and continue as an on-going process

IMPLEMENTATION PROGRAM (3.10.a.9)

Amend the Land Development Ordinance to provide for the dedication of land and easements along stream channels.

Responsibility: Planning and Engineering and Public Works Departments
Financing: Planning and Engineering and Public Works Departments' Budgets
Timing: Initiate first amendment by January 1, 1984 and continue as an on-going process

IMPLEMENTATION PROGRAM (3.10.a.10)

Adopt the Flood prone Overlay Zone as specified in the Land Use Element with setback standards and appropriate limitation on development.

Responsibility: Planning Department
Financing: Planning Department Budget
Timing: Upon adoption of the Comprehensive Rezoning activities

IMPLEMENTATION PROGRAM (3.10.a.11)

Prepare an evacuation plan for areas subject to inundation in the event of a seismically-induced dam failure.

Responsibility: City Manager's Office

Financing: City Manager's Budget

Timing: January 1, 1984

IMPLEMENTATION PROGRAM (3.10.a.12)

Amend zoning ordinances to allow setbacks from watercourses to be substituted for front, rear or side yard setbacks where appropriate.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: Initiate prior to Comprehensive Rezoning activities

IMPLEMENTATION PROGRAM (3.11.a.1)

Establish procedures whereby the County Fire Warden and the California Department of Forestry review proposed subdivisions and other development applications for fire safety.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: On-going

IMPLEMENTATION PROGRAM (3.11.a.2)

Maintain roadsides clear of brush in areas subject to fire.

Responsibility: Engineering and Public Works Department

Financing: Engineering and Public Works Department Budget

Timing: On-going

IMPLEMENTATION PROGRAM (3.11.a.3)

Place areas subject to wildland fires in open-space zoning (i.e., large-lot zoning and hillside development). Adopt a fire-hazard zoning classification which requires use permits on all development in such areas and establishes standards for spacing between buildings, access, fuel breaks, greenbelt buffers, and water for firefighting.

Responsibility: Planning Department

Responsibility: Planning Department Budget

Timing: Initiate upon adoption of General Plan

IMPLEMENTATION PROGRAM (3.11.a.4)

Establish fire zones with appropriate development standards such as fire resistant construction on roofs and the underside of eaves and balconies.

Responsibility: Planning and Building Departments

Financing: Planning and Building Departments' Budgets

Timing: January 1, 1984

IMPLEMENTATION PROGRAM (3.11.a.5)

Adopt the Uniform Fire Code provisions regulating potentially hazardous activities involving fires and storage of explosive materials.

Responsibility: Building Department

Financing: Building Department Budget

Timing: January 1, 1983

IMPLEMENTATION PROGRAM (3.11.a.6)

Restrict the use of motorcycles and off-road recreational vehicles in areas subject to fire.

Responsibility: City Manager's Office

Financing: City Manager's Budget

Timing: January 1, 1984

IMPLEMENTATION PROGRAM (3.11.a.7)

The City should prepare a Fire Prevention Program to reduce the extent of damage resulting from fire. Such a program would include reduction of fuel loading in wildland areas, inspection and abatement of hazardous conditions in and around structures, providing a bi-annual inspection of commercial and/or public buildings (1979 Fire Code).

Responsibility: Building Department

Financing: Building Department Budget

Timing: July 1, 1984

IMPLEMENTATION PROGRAM (3.11.a.8)

Periodically review the adequacy of mutual aid agreements for fire protection.

Responsibility: City Manager's Office

Financing: City Manager's Budget

Timing: Initiate review by January 1, 1984 and on a yearly basis thereafter

IMPLEMENTATION PROGRAM (3.11.a.9)

Include in the City's Capital Improvement Program improvements to the road and street system in areas subject to fire, in order to improve access for emergency vehicles.

Responsibility: Engineering and Public Works Department in conjunction with the five (5) year incremental Capital Improvement Program process

Financing: Utilization of Capital Improvement Fund accounts provided within City/Agency Budgets, including revenue bonds and federal and state grants

Timing: Initiate in conjunction with development of five (5) year Capital Improvement Program during 1983-84 Budget review process and identify yearly work tasks

IMPLEMENTATION PROGRAM (3.11.a.10)

Public awareness shall be raised by presenting programs to school groups and interested community groups, and by broadcasting public service announcements on radio and TV.

Responsibility: City Manager's Office

Financing: City Manager's Budget

Timing: January 1, 1984

IMPLEMENTATION PROGRAM (3.11.a.11)

The City, in conjunction with the County, shall maintain a map showing areas with high fire hazards. Development within these hazard areas will be required to mitigate fire hazards through a number of means:

- ° Use of fire retardant building materials;
- ° Use of fire retardant roof coverings as specified in the Uniform Building Code, Section 3203(e), 1979 edition; and
- ° Provision of water storage tanks, hydrants and water supply systems providing adequate fire protection.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: January 1, 1984

IMPLEMENTATION PROGRAM (3.11.a.12)

The City shall adopt the Uniform Building Code (1979 edition) and appendix, as suggested by the most recent Insurance Service Office (ISO) rating.

Responsibility: Building Department

Financing: Building Department Budget

Timing: January 1, 1983

IMPLEMENTATION PROGRAM (3.12.a.1)

New developments shall be required to provide adequate security provisions.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: On-going

IMPLEMENTATION PROGRAM (3.12.a.2)

Local law enforcement agency shall review development proposals for security provisions.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: January 1, 1983

IMPLEMENTATION PROGRAM (3.12.a.3)

Design standards shall be established by the City for the following items to promote building security:

- ° Circulation for pedestrians, vehicles and police patrols;
- ° Lighting;
- ° Landscaping;
- ° Placement of building including overall tract design;
- ° Visibility of doors and windows from the street and between buildings;
- ° Fencing (the height and materials);
- ° Public and private spaces;
- ° Building security requirements, including keys, windows and sliding doors, garage doors, frames, jambs, strikes and hinges; and
- ° Special residential and commercial building provisions.

Responsibility: Planning and Building Departments

Financing: Planning and Building Departments' Budgets

Timing: January 1, 1984

IMPLEMENTATION PROGRAM (3.12.a.4)

Establish tests and periodic review of structures to evaluate the adequacy of security systems.

Responsibility: Building Department

Financing: Building Department Budget

Timing: July 1, 1983

IMPLEMENTATION PROGRAM (3.12.a.5)

Encourage the implementation of Neighborhood Watch programs in conjunction with law enforcement agencies.

Responsibility: City Manager's Office

Financing: City Manager's Budget

Timing: On-going

IMPLEMENTATION PROGRAM (3.12.a.6)

Amend City ordinances to include standards for new development incorporating defensible space and building security provisions.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: July 1, 1985

REFERENCES

A. Reference Materials

1. "State General Plan Guidelines," State of California, 1980.
2. "Rancho Laguna Redevelopment Plan EIR," Donald A. Cotton Associates, 1981.
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4. Air Quality Management Plan, South Coast Air Quality Management District and Southern California Association of Governments, 1979.
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6. "Summary of Air Quality in the South Coast Air Basin of California," South Coast Air Quality Management District, 1979.
7. City of Lake Elsinore General Plan: Update and Additional Elements, VTN Consolidated, Inc., 1973.
8. "Ordinance No. 703," City of Lake Elsinore, adopted 1981.
9. Trabuco Lands Management Plan, USDA Forest Service, 1979.
10. Aerial Photograph of Lake Elsinore Region, Riverside County Flood Control and Water Conservation District, 1980.
11. "Scenic Highways Element, Riverside County General Plan," Riverside County Planning Department, 1978.
12. "The Determination of Ecological Significance for Use in the Environmental Review Process," Steven G. Nelson, EDAW, Inc., cited in California EIR Monitor, Vol. 8, No. 17, October 9, 1981.

Noise Element



INTRODUCTION

Awareness of noise has become a key feature in the perception of the quality of our environment. Noise affects the home environment, work environment and enjoyment of recreational activity. For these reasons, noise has become an important aspect in the community planning process.

The State of California has mandated that each county and city prepare a Noise Element as part of its General Plan. California Government Code Section 66302(g) requires:

"A noise element, which shall recognize guidelines adopted by the Office of Noise Control pursuant to Section 46050.1 of the Health and Safety Code, and which quantifies the community noise environment in terms of noise exposure contours for both near and long-term levels of growth and traffic activity. Such noise exposure information shall become a guideline for use in development of the land use element to achieve noise-compatible land uses and also to provide baseline levels and noise source identification for local noise ordinance enforcement.

"It shall be the responsibility of the local agency preparing the general plan to specify the manner in which the noise element will be integrated into the city's or county's zoning plan and tied to the land use and circulation elements and to the local noise ordinance. The noise element, once adopted, shall also become the guideline for determining compliance with the state's noise insulation standards, as contained in Section 1092 of Title 25 of the California Administrative Code." (State of California General Plan Guidelines, 1980, p. 121-2)

DEFINITIONS

A-WEIGHTED SOUND LEVEL

The sound pressure level in decibels as measured on a sound meter using the A-Weighting filter network. The A-Weighting filter deemphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear and gives good correlation with subjective reactions to noise.

AMBIENT NOISE LEVEL

The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL)

The average equivalent A-Weighted sound level during a 24-hour day, obtained after addition of five (5) decibels to sound levels in the evening from 7 p.m. to 10 p.m. and after addition of ten (10) decibels to sound levels in the night before 7 a.m. and after 10 p.m. The CNEL represents the daily energy noise exposure averaged on an annual basis.

DAY-NIGHT AVERAGE LEVEL (Ldn)

The average equivalent A-Weighted sound level during a 24-hour day, obtained after addition of ten (10) decibels to sound levels in the night before 7 a.m. and after 10 p.m. The Ldn represents the daily energy noise exposure averaged on an annual basis.

DECIBEL (dB)

A unit for measuring the amplitude of a sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micro-pascals.

EQUAL NOISINESS ZONES

Defined areas or regions of a community wherein the ambient noise levels are generally similar (within a range of 5dB). Typically, all sites within any given noise source will be of comparable proximity to major noise sources.

EQUIVALENT ENERGY LEVEL (L_{eq})

The sound level corresponding to a steady state sound level containing the same total energy as a time varying signal over a given sample period.

INTRUSIVE NOISE

That noise which intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, time of occurrence, and tonal or informational content as well as the prevailing ambient noise level.

L10

The A-Weighted sound level exceeded 10 percent of the sample time. Similarly L50, L90, L99, etc.

NOISE

Any unwanted sound or sound which is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying.

NOISE EXPOSURE CONTOURS

Lines drawn around a noise source indicating constant or equal level of noise exposure. CNEL and Ldn are typical standards used for comparison.

SOUND LEVEL METER

An instrument, including a microphone, an amplifier, an output meter, and frequency weighting networks for the measurement and determination of noise and sound levels.

FINDINGS

The existing noise environment in the City of Lake Elsinore is due to roadway traffic and recreational activities. Interstate 15 and Highway 74 are the two major roadways within the City. The City of Lake Elsinore is a popular location for power boats and ultralight aircraft. Both of these recreational activities generate some potential noise impacts. In addition, a small private dirt runway is located at the southeastern end of the lake. The number of operations at this airstrip are minimal.

A noise measurement survey was conducted by Vincent Mestre Associates in September, 1981 at ten locations throughout the City. All measurement locations were selected to depict the noise environment in existing residential areas that are adjacent to roadways or other noise sources. At each site, the measurement location was selected to be approximately the same distance from the roadway as the closest residential home. Most of the major streets had sufficient setback so that the noise level was below an Equivalent Energy Level (Leq) of 65 dB for existing traffic conditions. The exception was Lakeshore Drive. A report containing the detailed results of the study is contained in the Master Environmental Assessment. A noise contour map was prepared as part of the study and is available in the City offices.

At all of the sites, the dominate noise source was traffic noise, even though other sources were also measured. Sites on Grand Avenue and Lakeshore Drive measured motor boat noise on the lake. While the peak noise levels from these activities was not high (below 60 dBA), the noise can last for long periods of time. It is also fluctuating in nature as the boats move nearby and away from the area. These measurements are indicative of the noise level that exists around the northwestern end of the lake.

Other sources of noise within the City are Skylark Field and ultralight aircraft. Skylark Field is a privately-owned, dirt airstrip located at the southeastern end of the lake. The airport is restricted to the owners use, with operations averaging 12 flights per day on weekdays and 17 per day on weekends. The flights are made only in the daytime by piston aircraft with piston engines. Most operations are made with a Cessna 180 and some DC-3 flights. The airstrip is operated for parachute activities, and the flights consist of departing, climbing in a circular pattern above the airport, and then returning to land. As described in the Master Environment Assessment, Site 10 measured the noise levels adjacent to the airport, and Site 8 measured the noise levels approximately 2 miles away. The airstrip operations are audible, especially as the DC-3 climbs over the City; however, the number of operations are limited.

Ultralight aircraft operate at a number of locations around the City. These unmuffled aircraft tend to fly at lower elevations near the lake, and can result in high peak noise levels. The occasional overflights of ultralights and the DC-3 that do occur result in noise levels that may cause sporadic, unpredictable single event annoyance.

GOAL 5.1

Protect and maintain those areas having acceptable noise environments, and provide for the reduction of noise where the noise environment is unacceptable.

POLICY 5.1

It is the policy of the City of Lake Elsinore to establish and support a coordinated program to protect and improve the noise environment in the City.

OBJECTIVE (5.1.a)

Protect and enhance the City's noise environment by simultaneously controlling noise at its source, along its transmission paths, and at the site of the ultimate receiver. First priority shall be given to residential areas to assure an environment free from excessive or damaging noise. Control of noise at its source shall be given priority over changes to residential structures or neighborhoods.

IMPLEMENTATION PROGRAMS (5.1.a)

- (1) Coordinate with the California Department of Transportation to effectively attenuate freeway noise through the placement of barriers, berms, and landscaped open spaces for existing residents, and incorporating designs to reduce future noise volume increases.
- (2) Discourage the intrusion of commercial and industrial traffic onto local residential streets through the site planning review process for new construction.
- (3) Provide for continued evaluation of truck movements and routes in the City to provide for their effective separation from residential areas.
- (4) Encourage the enforcement of State Motor Vehicle noise standards for cars, trucks and motorcycles through coordination with the California Highway Patrol and County Sheriff.
- (5) Establish flight paths for Skylark Airport operations to avoid low level flights over residential areas.
- (6) Encourage the operation of motor boats away from shorelines where residential land uses are present.

- (7) Adopt limits for ultralight aircraft activities within the City.
- (8) Incorporate noise evaluation in the subdivision review process. Noise evaluations should include site design criteria, setbacks, roadway design and the preservation of natural noise barriers.
- (9) Enforce the California Noise Insulation Standards for all new multi-family structures, including new condominiums, in areas containing 60 CNEL or more to ensure an interior noise environment at a maximum of 45 CNEL or below.
- (10) Control noise intrusion from stationary outdoor machinery, appliances and air conditioners.
- (11) Provide for the continued evaluation and control of all variances and conditional use permits involving potential noise exposure to residential areas.
- (12) Limit the hours of construction activity in residential areas in order to reduce the intrusion of noise in the early morning and late evening hours, and on weekends and holidays.
- (13) Ensure adequate noise control measures at all construction sites through the provision of mufflers and the physical separation of machinery maintenance areas from adjacent residential uses.
- (14) Prohibit the operation of service and maintenance vehicles of a non-emergency nature in residential areas during early morning and late evening hours.
- (15) Ensure the placement of walls, the establishment of setbacks, and the utilization of green belts in areas occupied by commercial, industrial and parking facilities when adjacent to residential neighborhoods.
- (16) The City should seek to have Caltrans erect appropriate noise barriers along I-15 east of Main Street.

PRINCIPLES

PRINCIPLES (5.1.a)

- (1) The noise environment is an important factor in the successful accommodation of changing uses for land and buildings. When planning a project in an existing noise environment, some reduction of the noise effect on people can be achieved through proper design and construction methods to reflect or absorb the noise before it reaches them.
- (2) When there are natural features on a site, such as hills and ridges, valleys and depressions, they should be preserved and incorporated into the site plan as a buffer against noise sources.
- (3) Noise can be scattered, absorbed, and reduced by all types of leafy plants. A planted strip of trees and bushes 50-100 feet wide is necessary to reduce the noise level significantly. There are two other ways in which plants can be useful in reducing the effect of noise. First, a visual screen of plants between a noise source and a sensitive area is not only aesthetically pleasing, but also reduces the perceived noise level by those who cannot see the noise source. Rows of dense bushes, vines, or trees planted along a major expressway soften the impact of the traffic, even though the actual noise level is reduced very little. Second, bushy plants located around walls, hills, road shoulders, and other large impervious obstacles improve their effectiveness as noise barriers and lower the amount of noise reflected from hard surfaces.
- (4) Sound intensity or level decreases as distance from a noise source increases. Buildings should be located to take advantage of whatever distances are available on the site. Physical characteristics of buildings can provide two kinds of noise control benefits -- reduction in sound levels transmitted into the building, and reduction in sound levels for nearby outdoor areas.

Long and high buildings can be excellent noise barriers to protect portions of the site. Enclosed spaces facing a noise source should be avoided because they collect and amplify noise. Courtyards and similar designs should face away from any significant noise sources. If possible, buildings should be oriented so that a corner rather than a side faces a noise source. This will help disperse noise in several directions. Noise-producing facilities such as parking lots or swimming pools should not be enclosed by living units, or serious noise disturbances to residents may occur. In new buildings, efforts should be made to prevent transmission of outside noises, to minimize equipment noises, and to minimize noise transmission between one room or area and other parts of the building.

California law requires new multi-family buildigs to maintain an interior noise level due to exterior noise of less than 45 dBA in any room. This means that attention must be paid to proper architectural design, construction materials, construction methods, and heating, plumbing, and electrical equipment. Deficiencies in any of these areas will compromise other good noise reduction practices.

A noise barrier may be any solid structure high and dense enough to reflect rather than transmit sound waves. The aesthetic effect of a wall on a neighborhood must be considered. Often a noise barrier can be incorporated in the original tract design to great advantage without looking unsightly.

STANDARDS

STANDARDS (5.1.a)

- (1) Noise standards that relate various land uses with Community Noise Equivalent Levels are illustrated in Table N-1.

TABLE N-1 LAND USE COMPATIBILITY WITH COMMUNITY NOISE EQUIVALENT LEVELS

		Annual Community Noise Equivalent Level in Decibels					
Land Use		50	55	60	65	70	75
1	Outdoor Amphitheaters (may not be suitable for certain types of music)						
2	Schools, Libraries						
3	Nature Preserves, Wildlife Preserves						
4	Residential-Single Family, Multiple Family, Mobile Homes, Transient Housing						
5	Retirement Home, Intermediate Care Facilities, Convalescent Homes						
6	Hospitals						
7	Parks, Playgrounds						
8	Office Buildings, Business and Professional						
9	Auditoriums, Concert Halls, Indoor Arenas, Churches						
10	Riding Stables, Water Recreation Facilities						
11	Outdoor Spectator Sports, Golf Courses						
12	Livestock Farming, Animal Breeding						
13	Commercial-Retail, Shopping Centers, Restaurants, Movie Theaters						
14	Commercial-Wholesale, Industrial Manufacturing, Utilities						
15	Agriculture (except Livestock), Extractive Industry, Farming						
16	Cemeteries						

COMPATIBLE

The average noise level is such that indoor and outdoor activities associated with the land use may be carried out with essentially no interference from noise.

INCOMPATIBLE

The average noise level is so severe that construction costs to make the indoor environment acceptable for performance of activities would probably be prohibitive. The outdoor environment would be intolerable for outdoor activities associated with the land use.

PROGRAMS

The goals section of this element provides short titles for Noise Element Implementation Programs. The following text describes these programs in detail and outlines the method of financing, the responsible agency, and timing necessary to achieve the Noise Element goals.

IMPLEMENTATION PROGRAM (5.1.a.1)

Coordinate with the California Department of Transportation to effectively attenuate freeway noise through the placement of barriers, berms, and landscaped open spaces for existing residents, and incorporating designs to reduce future noise volume increases.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: Initiate by January 1, 1984 and continue as an on-going process

IMPLEMENTATION PROGRAM (5.1.a.2)

Discourage the intrusion of commercial and industrial traffic onto local residential streets through the site planning review process for new construction.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: On-going

IMPLEMENTATION PROGRAM (5.1.a.3)

Provide for continued evaluation of truck movements and routes in the City to provide for their effective separation from residential areas.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: Initiate by January 1, 1984

IMPLEMENTATION PROGRAM (5.1.a.4)

Encourage the enforcement of State Motor Vehicle noise standards for cars, trucks and motorcycles through coordination with the California Highway Patrol and County Sheriff.

Responsibility: City Manager's Office

Financing: City Manager's Budget

Timing: July 1, 1983

IMPLEMENTATION PROGRAM (5.1.a.5)

Establish flight paths for Skylark Airport operations to avoid low level flights over residential areas.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: January 1, 1984

IMPLEMENTATION PROGRAM (5.1.a.6)

Encourage the operation of motor boats away from shorelines where residential land uses are present.

Responsibility: City Manager's Office

Financing: City Manager's Budget

Timing: Initiate by July 1, 1983

IMPLEMENTATION PROGRAM (5.1.a.7)

Adopt limits for ultralight aircraft activities within the City.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: January 1, 1984

IMPLEMENTATION PROGRAM (5.1.a.8)

Incorporate noise evaluation in the subdivision review process. Noise evaluations should include site design criteria, setbacks, roadway design and the preservation of natural noise barriers.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: January 1, 1984

IMPLEMENTATION PROGRAM (5.1.a.9)

Enforce the California Noise Insulation Standards for all new multi-family structures, including new condominiums, in areas containing 60 CNEL or more to insure an interior noise environment at a maximum of 45 CNEL or below.

Responsibility: Planning and Building Departments

Financing: Planning and Building Departments' Budgets

Timing: January 1, 1985

IMPLEMENTATION PROGRAM (5.1.a.10)

Control noise intrusion from stationary outdoor machinery, appliances and air conditioners.

Responsibility: Engineering and Public Works Department

Financing: Engineering and Public Works Department Budget

Timing: January 1, 1984

IMPLEMENTATION PROGRAM (5.1.a.12)

Limit the hours of construction activity in residential areas in order to reduce the intrusion of noise in the early morning and late evening hours, and on weekends and holidays.

Responsibility: Building and Engineering and Public Works Departments
Financing: Building and Engineering and Public Works Departments'
Budgets
Timing: January 1, 1984

IMPLEMENTATION PROGRAM (5.1.a.13)

Insure adequate noise control measures at all construction sites through the provision of mufflers and the physical separation of machinery maintenance areas from adjacent residential uses.

Responsibility: Building and Engineering and Public Works Departments
Financing: Building and Engineering and Public Works Departments'
Budgets
Timing: January 1, 1984

IMPLEMENTATION PROGRAM (5.1.a.14)

Prohibit the operation of service and maintenance vehicles of a non-emergency nature in residential areas during early morning and late evening hours.

Responsibility: City Manager's Office
Financing: City Manager's Budget
Timing: January 1, 1984

IMPLEMENTATION PROGRAM (5.1.a.15)

Insure the placement of walls, the establishment of setbacks, and the utilization of greenbelts in areas occupied by commercial, industrial and parking facilities when adjacent to residential neighborhoods.

Responsibility: Planning Department
Financing: Planning Department Budget
Timing: On-going

IMPLEMENTATION PROGRAM (5.1.a.16)

The City should seek to have Caltrans erect appropriate noise barriers along I-15 east of Main Street.

Responsibility: City Manager's Office

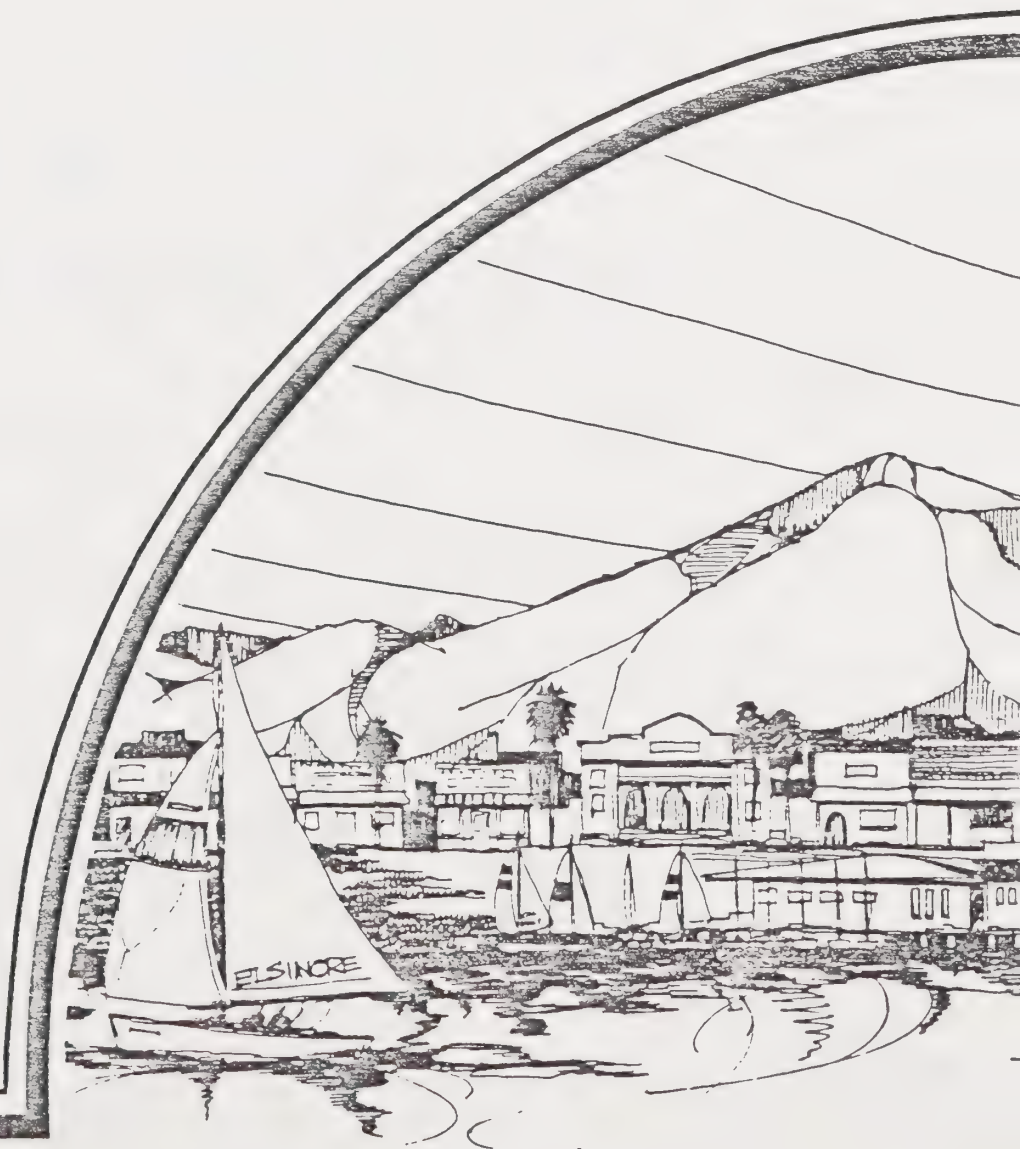
Financing: City Manager's Budget

Timing: Initiate discussions by July 1, 1983

REFERENCES

1. "Master Environmental Assessment," DACA, 1982.
2. General Plan Guidelines, State of California Office of Planning & Research, 1980.

Community Design Element



INTRODUCTION

Community design is the network of physical features that binds an area into a unified whole. Community design is concerned with the general spatial arrangement of activities and objects over an extended area and with the sensory relationship between people and their environment. The accumulation of impressions and experiences contribute to the total image and identity of a city.

In Lake Elsinore, community design includes the backdrop of the Cleveland National Forest, the foreground of the Lake, the preservation of historically significant structures and the visual continuity between various physical components of the Lake Elsinore community.

The image of Lake Elsinore is perceived in several dimensions, depending on the visitors' approach into the city. For this reason, the Community Design Element has divided the City and sphere of influence into eight areas (see Figure CD1). Each individual area represents what is, or what could be, a natural grouping of neighborhoods, themes and/or activities. These areas are:

- ° Four Corners Area - the commercial area surrounding the intersection of Riverside Drive and Lakeshore Drive.
- ° Riverside Drive Area - the area on both sides of Riverside Drive between Lincoln Street and Grand Avenue.
- ° Lakeland Village (Grand Avenue) Area - The long stretch of Grand Avenue between Riverside Drive and Corydon Street. This area extends from the Lake's edge to the Cleveland National Forest.
- ° Country Club Heights - the area bounded by Lakeshore Drive on the south, Collier Street on the north, Chaney on the east and Dryden Street on the west.
- ° Downtown - the area encompassing the central business district and surrounding residential areas, bounded by the I-15 on the north, Lakeshore Drive on the south, Hill Street on the east and Chaney on the west.
- ° Sedco Hills - the area on the east side of the Lake bounded by Mission Trail on the west, I-15 on the east, Railroad Canyon Road on the north and Palomar Street on the south.
- ° Wasson Canyon Specific Plan Area - the area in the extreme northeast portion of the study area bound by I-15 on the south, Railroad Canyon Road on the east and Central Avenue on the west.

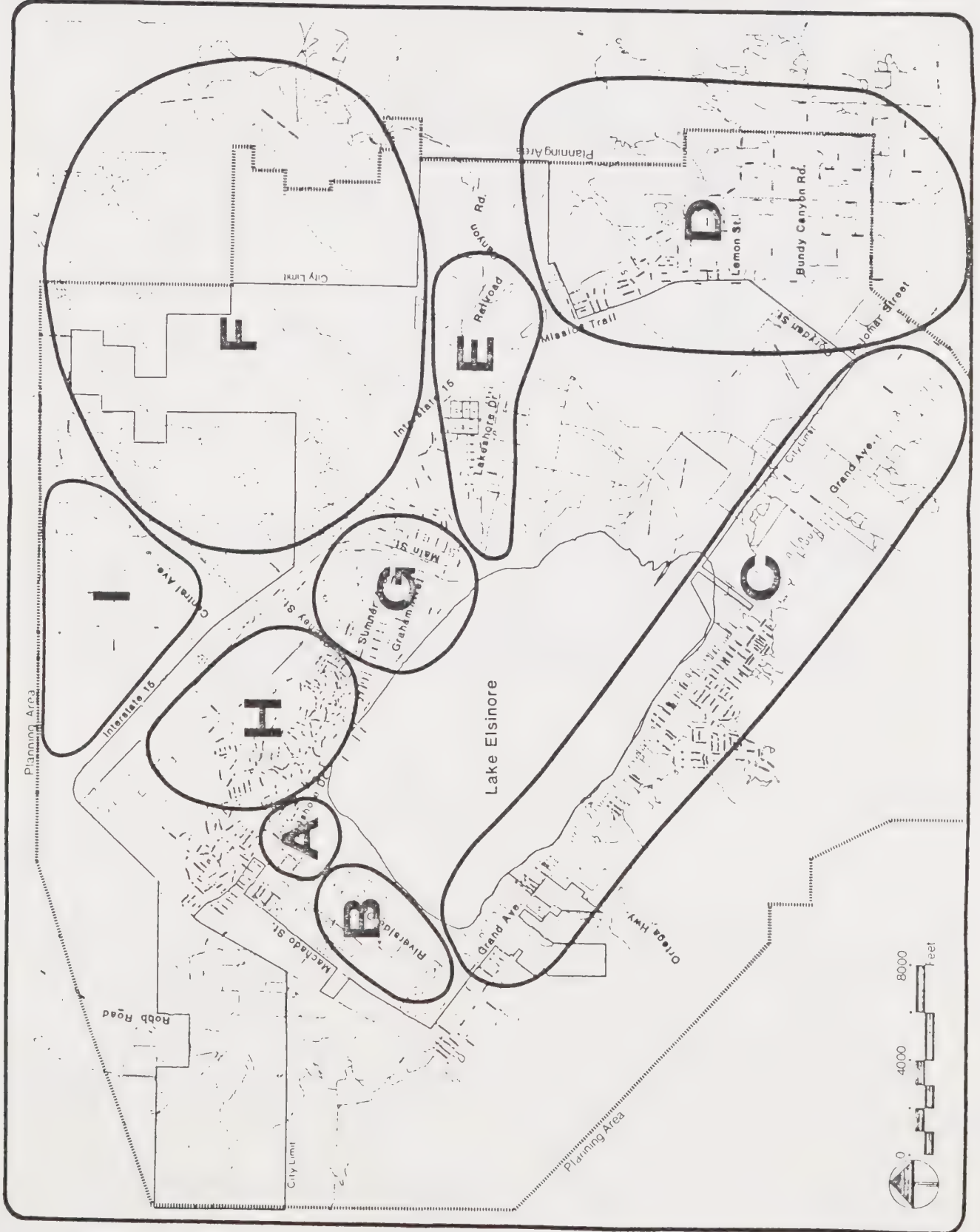
- ° Railroad Avenue/Mission Trail Area - the two triangular shaped areas adjacent to one another bounded by Railroad Avenue/Mission Trail on the south/southeast and I-15 on the northeast, Malaga Road on the east and Mill Street on the west/northwest.
- ° EucalyptusGrove Area - the area north of Interstate 15 and west of Highway 74.

Figure CDE-1:
Community Design
Study Areas
1992

- (A) Four Corners Area
- (B) Riverside Drive Area
- (C) Lakeland Village
- (D) Sedco Hills Area
- (E) Lakeshore Drive/Railroad Canyon Road Area
- (F) Specific Plan Area
- (G) Downtown Area
- (H) Country Club Heights Area
- (I) Eucalyptus Grove Area

city of
Lake Elsinore
General Plan

9/16/82



- ° Railroad Avenue/Mission Trail Area - the two triangular shaped areas adjacent to one another bounded by Railroad Avenue/Mission Trail on the south/southeast and I-15 on the northeast, Malaga Road on the east and Mill Street on the west/northwest.
- ° EucalyptusGrove Area - the area north of Interstate 15 and west of Highway 74.

The Community Design Element identifies goals, policies, objectives, principles, standards and implementation programs for preservation and enhancement of significant design and/or historic characteristics. The Element addresses the following community design features:

- ° Appearance of Lake Elsinore;
- ° Neighborhoods;
- ° Streets;
- ° Entrance points into the City;
- ° Special landmark areas (including sites with historic and cultural significance);
- ° Signs;
- ° Lighting;
- ° Landscaping;
- ° Parking; and
- ° Structures.

The State of California Planning Zoning and Development Law, Section 65303(g) and (j) permits each local government to prepare and adopt a Community Design Element as well as a Historical Preservation Element. Although the State does not mandate these elements, both have been included under the Community Design Element of the Lake Elsinore General Plan for the purpose of integrating community design and historic preservation concerns into the future development of the Lake Elsinore Planning Area.

FINDINGS

The General Plan Advisory Committee has expressed an interest in the community design of the Lake Elsinore region. The following concerns were voiced by the Committee:

- ° Encourage the revitalization of the central business district;
- ° Create an integrated pattern of open space areas; and
- ° Achieve for Lake Elsinore the image of a diversified city.*

Unlike many communities in Southern California, Lake Elsinore is predominantly rural in character. Development tends to occur in scattered locations with vast areas of open space linking these scattered clusters. These open areas, in conjunction with existing land uses, the circulation system, and changes in architectural style create natural divisions of the city into eight general areas. A field survey of the visual form of the City was completed to document the appearance of activity centers, neighborhoods, streets, and structures, and their impact on the comfort, diversity, identity and meaning of each area.

Four Corners Area:

This area lacks a unifying architectural theme which relates the various commercial structures to each other. Several incongruous architectural styles, such as Spanish and Art Deco, exist in close proximity to one another. The incongruity is also evident in the building material used. For example, rock facades have been used against diagonal wood siding materials. In some portions of the area, commercial structures have been constructed very close to the street with no apparent setback requirements. This detracts from the visual quality of the area and results in a sensation of having a "closed in" roadway.

Existing signs and billboards are out of scale with architectural styles and create a visually confusing situation. This makes it difficult to orient oneself, and to locate a specific commercial activity. The lack of directional signage hinders the visitor in traveling through the Four Corners area.

Traffic congestion at the Riverside Drive and Lakeshore Drive intersection creates a difficult situation for the auto driver, particularly those unfamiliar with the area. The presence of bicyclists on the streets creates an additional hazard. There are no provisions made for bicycle lanes on any of the streets in the area.

*Statements from August 29, 1981 meeting of the General Plan Advisory Committee.

Riverside Drive Area:

The Riverside Drive area is characterized by commercial, residential and open space areas on the west side of the road. A large commercial nursery and a walnut grove constitute the Open Space area. On the lake side, the State Park area is a major land use and offer additional open space. The adjacent Butterfield Village mobile home park is enhanced by the landscaped berm between the road and park.

Lakeland Village:

The clustering of trees along Grand Avenue, and the sparsely developed nature of the area creates a rural character in the Lakeland Village area. Grand Avenue appears to qualify as a Scenic Corridor, and should be considered for such a designation.

Newer residential construction is generally clean and neat, but lacks a locational character that identifies it with a lake oriented environment. Commercial activities are housed in older structures which could be substantially improved with paving of access and parking areas, painting, and landscaping.

The visual appearance of the mobile home park is diminished by on-street parking. The linear layout of the park creates a traffic access and parking problem.

Country Club Heights

This area is predominantly undeveloped and the views from the Heights are some of the most beautiful in the city. The changing topography adds greatly to the appeal of the area. The northern approach to the Heights on Riverside Drive is quite pleasant with green hillsides and lush vegetation. The palm trees on both sides of the road create a comfortable sensation as well as a scenic corridor. The Heights appear to be detached from the busier sections of Lake Elsinore.

Many lamp posts in this area do not have light fixtures, but appear functional. The posts may have some historical value and are more attractive than those in present use. Overhead electric lines deter from the overall scenic quality of the area.

Downtown Area

Lake Elsinore's downtown area presents the City with several opportunities to strengthen and reinforce the historic character and commercial dominance of the Central Business District. A central focus near the intersection of Main Street and Graham Avenue should be created to draw shoppers and visitors into the area. A historic district which emphasizes the older buildings could provide such a focus. Additionally, the entrances to

downtown area on Main Street and Graham Avenue could be developed as "gateway" entrances to further emphasize the boundaries of the area.

The current lack of a physical and visual connection between the downtown and the lake could be corrected through improvements to the outflow channel. Pedestrian access could be included and designed to improve pedestrian movement within the downtown. Pedestrian access can also create a relationship between the residential areas which are now divided by commercial activities along Main Street and Graham Avenue. This division serves to separate the downtown into distinct and unrelated sectors.

The architecturally significant features along Main Street can be emphasized and creative window displays used to catch and hold the attention of shoppers and visitors. Upgrading of the planter boxes and existing street trees would significantly improve the aesthetics of the street scene. Graham Avenue west of the channel has a pleasant street scene due in large part to the presence of the street trees. Paving of parking lots and landscaping would greatly improve their appearance.

Residential uses on the northern end of Main Street should project a positive image to the entrance into the downtown. East of Main Street the residential area is small in scale and exhibits a "sense of neighborhood." Public improvements to sidewalks, streets, and street signs would be valuable improvements to the area. West of Main Street a high level of public improvements would substantially upgrade the area.

Sedco Hills

Sedco Hills is divided by the newly constructed I-15 freeway, and the portion northeast of the freeway is largely undeveloped and has a sense of remoteness from the rest of the Lake Elsinore area. Between the freeway and the lake much of the area is extensively developed. Many lots are large enough to support horse-keeping facilities and large garden plots.

The area north of Vine Street has a distinct "sense of neighborhood" resulting from homes located fairly close to the streets, the dense street tree plantings, and the high level of human activity in the outdoor areas. In other portions of Sedco Hills the random mixture of single-family detached and mobile home units creates a sense of confusion and imbalance. This results from the lack of continuity in housing style and theme.

Street improvements, such as curbs and gutters and roadbed repair are needed in most of the area. Runoff during the rainy period deposits sediments in the roadways.

Wasson Canyon Specific Plan Area

The scenic quality of Railroad Canyon Road is unique compared to any other part of the city and sphere of influence. The San Jacinto River meanders parallel to the road, but there are few turnouts along the road to view the river. There is a distinct scenic beauty about this area with its low brush cover. The character of the area is such that the sense of being in a lake environment is lost.

Railroad Canyon Road/Mission Trail Area

The intersection of Railroad Canyon Road and Mission Trail serves as a gateway to the City. The surrounding land uses are a major focal point for the City, yet the immediate impression to a newcomer is not a positive one due to the unplanned nature of the total area. Significant improvements could be made by establishing an architectural theme for new construction and renovation. A fairly typical Von's Shopping Center is located south of the intersection.

Directional signs are difficult to see, and should be improved to guide the newcomer in the appropriate direction. Turning either left onto Mission Trail, or right onto East Lakeshore Drive from Railroad Canyon Road, offers the traveler distinctly different images of the City. Traveling west along East Lakeshore Drive the traveler passes fairly scenic areas with some vegetation and views of the lake and the National Forest.

Eucalyptus Grove Area

The nature groves serve as a focal point for the area north of Interstate 15 and west of Highway 74. Hidden among the trees are many mobile homes and small houses. Dirt roads provide access and are poorly maintained. North of the grove there is scattering of homesites. Between the freeway and the grove is an abandoned mining operation and commercial nursery. To the west is a new subdivision.

The density and size of the grove presents a pleasant view and hides the generally unkept appearance of the area. As development in and around the grove occurs, additional trees should be planted to expand the major feature of the area. Public improvements, such as road paving and street signs, would significantly improve the area. They should be designed to complement the wooded nature of the site rather than diminish it.

GOAL 6.1

Improve Lake Elsinore's physical, visual, and historic environments.

POLICY 6.1

It is the policy of the City to create the highest order of visual continuity and functional compatibility among the various physical and historic components of the Lake Elsinore community.

OBJECTIVE (6.1.a)

Recognize and protect major views in the City with particular attention to those of scenic hillsides and the lake.

IMPLEMENTATION PROGRAMS (6.1.a)

- (1) The City should systematically review and evaluate the Zoning and Land Division Ordinances and Building Regulations to ensure they require a conscious choice of the best available design alternatives instead of satisfying minimum engineering and building standards.

OBJECTIVE (6.1.b)

Enhance the general quality of design and emphasize the unique character of each residential neighborhood, and commercial and industrial areas.

IMPLEMENTATION PROGRAMS (6.1.b)

- (1) Individual design standards (including signate) should be established for each of the following entry points into the City.
 - ° Mission Trail and Railroad Canyon intersection;
 - ° Ortega Highway and Grand Avenue;
 - ° Central Avenue and Collier Street;
 - ° Four Corners area (Riverside Drive and Lakeshore Drive intersection);
and
 - ° Main Street and I-15 interchange.
 - ° Nichols Road

- (2) A program of undergrounding existing overhead utilities should be established, and undergrounding should be required in all new developments.
- (3) A design review process should be established to ensure design compatibility within neighborhoods. This process should provide input from area representatives through the adopting of specific design criteria for each community design study area, neighborhood or any other designated design review area.
- (4) A program should be established to energize the existing street lights in areas where the fixtures are those originally installed. The program should also include the installation of additional similarly-designed fixtures.
- (5) The City should prepare and adopt a Specific Plan for the downtown area that incorporates the Corps of Engineers Flood Control Study, the historic district proposed by the County Historic Office, the State Department of Parks and Recreation Plan for the shoreline, and the Urban Design Study prepared by Cal Poly. A major feature of the plan should be to link the downtown area and the mixed use area west of the channel to the recreation area at the lakeshore. The establishment of a distinctive identity for the downtown should be included in the Plan and implemented through architectural controls, sign graphics, street furniture and fixtures.
- (6) In the long term, remove all uses from the shoreline which are not water-related.
- (7) Review existing codes and ordinances to insure that development results in minimum disturbance of the natural terrain.
- (8) Prepare a long-term plan for the development of the shoreline as a recreational area. The plan must be prepared in conjunction with the Park and Recreation District plans.
- (9) Establish a strong sense of continuity along the shoreline and of connections between the city and the water.
- (10) Prepare an analysis of commercial arterials in the city, and develop proposals for architectural and landscape themes in these commercial "strips."
- (11) To preserve neighborhood character, use design review procedures in a positive and creative manner, primarily through extension of existing procedures rather than imposition of new controls.
- (12) Study the use of underutilized street areas for recreation and community purposes.

- (13) The City should adopt an ordinance establishing regulations for the placement and screening of dish-type television antennas.
- (14) The City should adopt and maintain a program that provides for the cleanliness of streets and publicly-owned areas such as parks and transit stops.

OBJECTIVE (6.1.c)

Encourage the preservation of buildings which have historic and/or architectural merit.

IMPLEMENTATION PROGRAMS (6.1.c)

- (1) The City should adopt incentives to encourage the retention and rehabilitation of historic buildings. Such incentives could include: permitting non-comforming uses to exist in such buildings; building code provisions applicable to historic buildings; and assistance to owners in applying for state and federal grant programs and tax relief measures.
- (2) Investigate funding and legislative assistance programs to bring about the restoration and preservation of older buildings and districts.
- (3) Use encouragement and advice, wherever practical, to avoid demolition of significant older buildings or remodelings that would detract from their original character, and the securing of competent architectural assistance in rehabilitation efforts.
- (4) The City should adopt an historic preservation ordinance specifically prepared to preserve the historic resources in the City.

OBJECTIVE (6.1.d)

Maintain the present scale of buildings within the City.

IMPLEMENTATION PROGRAMS (6.1.d)

- (1) Study methods for making the height, bulk and density guidelines as flexible as possible in their application, through bonuses, review processes, performance standards, etc.
- (2) Such reviews should take into account the external effects produced by exceptionally large developments.

GOAL 6.2

Improve the visual quality as well as the physical efficiency of the existing and future circulation system.

POLICY 6.2

It is the policy of the City of Lake Elsinore to protect the scenic characteristics of local roads, especially scenic routes.

OBJECTIVE (6.2.a)

Provide safe, attractive, scenic routes which will serve the motoring public, bicyclists, and pedestrians.

IMPLEMENTATION PROGRAMS (6.2.a)

- (1) Establish a system of scenic travel routes to complement the existing Scenic Highways (I-15 and Route 74). These routes will include Grand Avenue, Lakeshore Drive, Mission Trail, and Corydon Road.
- (2) Establishment of scenic routes shall be closely integrated with the implementation of the scenic overlay zone.

OBJECTIVE (6.2.b)

Increase the clarity of routes for travelers.

IMPLEMENTATION PROGRAMS (6.2.b)

- (1) Install a uniform style of street identification and directional signs.
- (2) Establish a program to remove signs which clutter and obscure the landscape, especially along designated scenic routes.

PRINCIPLES

PRINCIPLES (6.1.a)

- (1) Views of scenic hillsides and the lake are of primary importance in maintaining the unique character of Lake Elsinore.
- (2) The steeper the natural slope, the more severe the cut and fill required to produce level areas and the higher the resulting banks. Therefore, in steep terrain:
 - ° Reduce the requirements for level areas; e.g., narrower streets, smaller yards, etc.;
 - ° Make level areas in smaller increments to minimize bank height; e.g., split streets, multi-level houses and yards, etc.; and
 - ° Create level areas by structure rather than by grading on extreme slopes; e.g., platform houses, decks, etc.

In level terrain, create interest by building up earth forms.

In all terrain, preserve smooth flowing planes in the ground form. Steep slopes are difficult to plant and maintain and nature breaks down sharp edges, so avoid them in the first place.

- (3) Open space areas should aid in defining neighborhoods.
- (4) The visibility of major destination areas and other prominent points aid in establishing spatial orientation.
- (5) Promote mixed usage as a key to an active, lively urban environment.

PRINCIPLES (6.1.b)

- (1) Limit the view-blocking dimensions of buildings close to the shore. Encourage prototype designs for shoreline residences and for combinations of recreational and residential use.
- (2) The pedestrian environment in commercial strips is improved by installing wider sidewalks, shade, arcades, pedestrian crossings and pedestrian signs. Convenience clusters at bus stops can be furnished with benches, restrooms, shade trees, fountains, news stands, bulletin boards and local works of art.
- (3) Avoid placing parking lots along street frontages where they detract from street life and impair definition of street space. Placement of buildings adjacent to the street, with the parking behind, can improve this situation. However, different types of street uses and street life must be recognized.

- (4) Use appropriate plant materials and give careful consideration to environmental factors in the design of landscaping and open space areas.

PRINCIPLES (6.1.c)

- (1) The adaptive reuse of historic buildings will often allow for a current economic use while maintaining the historic integrity of the structure.
- (2) The preservation of building facades may be possible when the entire building cannot be preserved.

PRINCIPLES (6.1.d)

- (1) New buildings should be compatible with nearby uses in terms of scale, height and massiveness.

PRINCIPLES (6.2.a)

(1) Major Streets

- ° Where residential uses abut on major and secondary thoroughfares, they should be screened visually and physically wherever possible;
- ° A consistent pattern of trees at regular intervals should be used to identify major streets;
- ° Extensive buffers should be used to separate busy thoroughfares from active pedestrian areas;
- ° The brightness (apparent illumination) of street lighting should be greater on through streets, and the color or hue different from that on residential streets. The location of street lighting and transit stops must be coordinated; and
- ° Directional information should be concentrated on major streets with signs used to route through traffic on the major street system.

(2) Local Residential Streets

- ° Excessive traffic speeds and volumes should be restricted and discouraged by every means possible;
- ° Where possible, vehicular access directly to and from local streets should be from other than major thoroughfares, e.g. via a secondary thoroughfare or collector street;
- ° When alternate access is possible, residences should not access to major thoroughfares;

- ° Local streets, other than collectors, should be primarily used for access to residences and serve for emergency vehicles. Pedestrian-dominant streets should be provided with the maximum feasible amount of street space devoted to environmental amenities desired and needed by the residents;
- ° Residential streets should be well-lighted without being excessively bright.

(3) Intersections

- ° Street width, traffic controls, destination and route information, and illumination should be maximized at the intersection of major thoroughfares;
- ° Intersecting residential streets should have minimal roadway width, wide sidewalks and no change in illumination from that on the streets themselves; and
- ° Intersections of residential streets and major thoroughfares should be minimized; where they must intersect, cross and left-turn movements should be limited by curb alignments or medians.

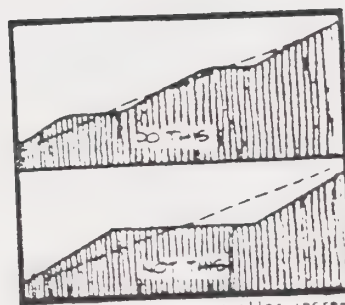
PRINCIPLES (6.2.b)

- (1) Verbal messages, symbols, graphic design and sign placement will aid in reducing confusion in areas with high levels of visitor traffic.

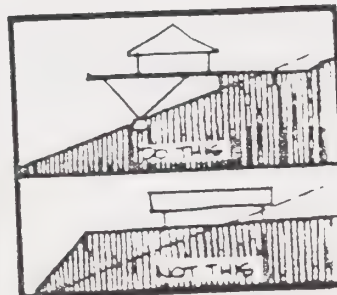
STANDARDS

Figure CDE-2

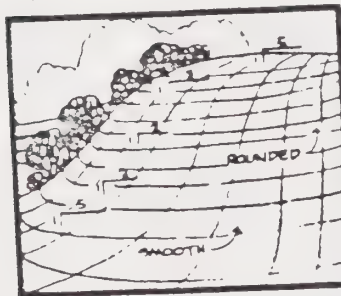
SLOPES



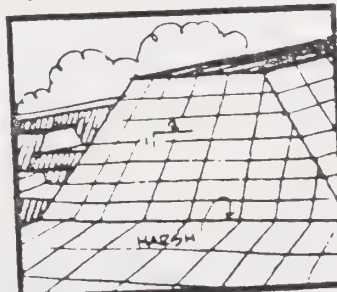
Make level areas in smaller increments.



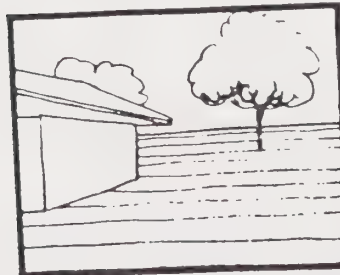
Create level areas by structure rather than grading.



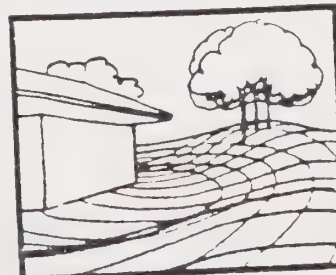
Retain smooth flow of ground form; minimize steep slopes.



Avoid harsh, easily eroded forms and high, steep banks.

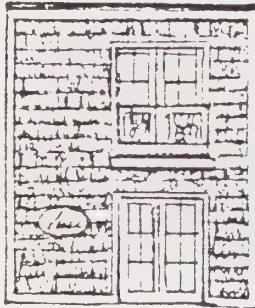


In level terrain, create interest by building earth forms.

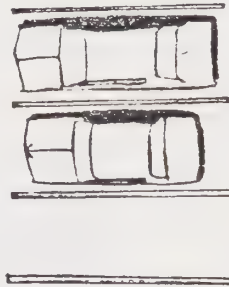


Mixed Usage

The key to an active, lively urban environment is mixed usage. This mixing of residential, commercial & professional uses within a compact area assures activity throughout the day & evening.



The introduction of people living above stores reduces possible vandalism during off hours since there are no off hours. Commercial use is more than a shopping center, it is a town...



The unfortunate thing about parking lots is that they are empty most of the time. Not so with mixed usage - the very times that some lots are full are when others are empty. There aren't really more cars at certain times of the day, rather, the cars travel from one parking lot to another. The mixing of uses means we only need one lot in place of two, three or more.

The mixing of residential gives, to many, an important option that does not now exist, to live without an automobile. This is particularly important to students, singles & older people to whom the automobile represents an exorbitant & unnecessary expense.

Continuity & COMPACTION...

Continuity & compaction is really a continuation of our concern for pedestrian scale. Compaction is necessary in order to place the essential elements close enough to one another to induce pedestrian movement. Continuity has to do with the quality of compaction - that there be a fairly continuous stream of items of pedestrian interest.



The vitality of shopping districts is dependent upon continuity. Large scale tenants such as banks, theatres & supermarkets can often sever this continuity beyond hope. The continuity of stores windows gives the pedestrian new things to look at every few feet - insert a bank & there is one or two hundred feet of no merchandise & few people. It is not the "bankness" of the bank that makes it incompatible, but rather its long expanse of inactive street frontage.

PROGRAMS

The goals section of this element provides short titles for Community Design Element Implementation Programs. The following text describes these programs in detail and outlines the method of financing, the responsible agency, and timing necessary to fulfill the goals of the Community Design Element.

IMPLEMENTATION PROGRAM (6.1.a.1)

The City should systematically review and evaluate the Zoning and Land Division Ordinances and Building Regulations to insure they require a conscious choice of the best available design alternatives instead of satisfying minimum engineering and building standards.

Responsibility: Building, Planning, and Engineering and Public Works Departments

Financing: Building, Planning, and Engineering and Public Works Departments' Budgets

Timing: Initiate by January 1, 1985 and continue as a yearly process

IMPLEMENTATION PROGRAM (6.1.b.1)

Individual design standards should be established for each of the following entry points into the City:

- ° Mission Trail and Railroad Canyon intersection;
- ° Ortega Highway and Grand Avenue;
- ° Central Avenue and Collier Street;
- ° Four Corners area (Riverside Drive and Lakeshore Drive intersection; and
- ° Main Street and I-15 interchange.
- ° Nichols Road

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: July 1, 1985

IMPLEMENTATION PROGRAM (6.1.b.2)

A program of undergrounding existing overhead utilities should be established, and undergrounding should be required in all new developments.

Responsibility: Building and Engineering and Public Works Departments
Financing: Building and Engineering and Public Works Departments'
Budgets
Timing: January 1, 1984

IMPLEMENTATION PROGRAM (6.1.b.3)

A design review process should be established to insure design compatibility within neighborhoods. This process should provide input from area representatives through the adopting of specific design criteria for each community design study area, neighborhood or any other designated design review area.

Responsibility: Planning Department
Financing: Planning Department Budget
Timing: July 1, 1985

IMPLEMENTATION PROGRAM (6.1.b.4)

A program should be established to energize the existing street lights in areas where the fixtures are those originally installed. The program should also include the installation of additional similarly-designed fixtures.

Responsibility: Engineering and Public Works Department
Financing: Engineering and Public Works Department Budget
Timing: July 1, 1984

IMPLEMENTATION PROGRAM (6.1.b.5)

The City should prepare and adopt a Specific Plan for the downtown area that incorporates the Corps of Engineers Flood Control Study, the historic district proposed by the County Historic Office, the State Department of Parks and Recreation Plan for the shoreline, and the Urban Design Study prepared by Cal Poly. A major feature of the plan should be to link the downtown area and the mixed use area west of the channel to the recreation area at the lakeshore. The establishment of a distinctive identity for the downtown should be included in the Plan and implemented through architectural controls, sign graphics, street furniture and fixtures.

Responsibility: Planning Department
Financing: Planning Department Budget
Timing: July 1, 1983

IMPLEMENTATION PROGRAM (6.1.b.6)

In the long term, remove all uses from the shoreline which are not water related.

Responsibility: Building Department
Financing: Building Department Budget
Timing: January 1, 1985

IMPLEMENTATION PROGRAM (6.1.b.7)

Review existing codes and ordinances to insure that development results in minimum disturbance of the natural terrain.

Responsibility: Planning and Engineering and Public Works Departments
Financing: Planning and Engineering and Public Works Departments' Budgets
Timing: Initiate by January 1, 1985 and continue as a yearly process

IMPLEMENTATION PROGRAM (6.1.b.8)

Prepare a long-term plan for the development of the shoreline as a recreational area. The plan must be prepared in conjunction with the Park and Recreation District plans.

Responsibility: Planning Department
Financing: Planning Department Budget
Timing: January 1, 1984

IMPLEMENTATION PROGRAM (6.1.b.9)

Establish a strong sense of continuity along the shoreline and of connections between the City and the water.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: January 1, 1984

IMPLEMENTATION PROGRAM (6.1.b.10)

Prepare an analysis of commercial arterials in the City, and develop proposals for architectural and landscape themes in these commercial "strips."

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: July 1, 1985

IMPLEMENTATION PROGRAM (6.1.b.11)

To preserve neighborhood character, use design review procedures in a positive and creative manner, primarily through extension of existing procedures rather than imposition of new controls.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: Initiate review and implementation by July 1, 1983

IMPLEMENTATION PROGRAM (6.1.b.12)

Study the use of under-utilized street areas for recreation and community purposes.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: January 1, 1984

IMPLEMENTATION PROGRAM (6.1.b.12)

The City should adopt an ordinance establishing regulations for the placement and screening of dish type antennas.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: July 1, 1983

IMPLEMENTATION PROGRAM (6.1.b.14)

The City should adopt and maintain a program providing for the cleanliness of streets and publicly-owned areas such as parks and transit stops.

Responsibility: Public Works Department

Financing: Engineering and Public Works Departments' Budgets

Timing: On-going

IMPLEMENTATION PROGRAM (6.2.b.1)

Install a uniform style of street identification and directional signs.

Responsibility: Engineering and Public Works Department

Financing: Engineering and Public Works Department Budget

Timing: July 1, 1984

IMPLEMENTATION PROGRAM (6.2.b.2)

Establish a program to remove signs which clutter and obscure the landscape, especially along designated scenic routes.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: January 1, 1985

IMPLEMENTATION PROGRAM (6.1.c.1)

The City should adopt incentives to encourage the retention and rehabilitation of historic buildings. Such incentives could include: permitting non-conforming uses to exist in such buildings; building code provisions applicable to historic buildings; and assistance to owners in applying for state and federal grant programs and tax relief measures.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: July 1, 1983

IMPLEMENTATION PROGRAM (6.1.c.2)

Investigate funding and legislative assistance programs to bring about the restoration and preservation of older buildings and districts.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: July 1, 1983

IMPLEMENTATION PROGRAM (6.1.c.3)

Use encouragement and advice, wherever practical, to avoid demolition of significant older buildings or remodelings that would detract from their original character, and the securing of competent architectural assistance in rehabilitation efforts.

Responsibility: City Manager's Office

Financing: City Manager's Budget

Timing: January 1, 1984

IMPLEMENTATION PROGRAM (6.1.c.4)

The City should adopt an historic preservation ordinance specifically prepared to preserve the historic resources in the City.

Responsibility: City Manager's Office

Financing: City Manager's Budget

Timing: July 1, 1983

IMPLEMENTATION PROGRAM (6.1.d.1)

Study methods for making the height, bulk and density guidelines as flexible as possible in their application, through bonuses, review processes, performance standards, etc.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: July 1, 1985

IMPLEMENTATION PROGRAM (6.1.d.2)

Such reviews should take into account the external effects produced by exceptionally large developments.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: July 1, 1985

REFERENCES

1. Development Criteria System, Riverside County Comprehensive General Plan, County of Riverside, current edition.
2. Riverside County Historic Resources Survey, County of Riverside, August, 1981.
3. Planning Design Criteria, Chiara, Joseph, January, 1970.
4. General Plan 1985, City of Lake Elsinore, Wilsey & Ham, July, 1967.
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6. Alhambra, The General Plan, Urban Futures, Inc., May, 1976.
7. Riverside Downtown Plan, Clintor Marr & Associates, January, 1975.
8. Urban Design Study: Downtown Lake Elsinore, Ikuo Sano, California State Polytechnic University, Pomona, June, 1982.

Environmental Impact Report



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I. Introduction

This Environmental Impact Report (EIR) discusses the anticipated impacts which may result from implementation of the revised General Plan for the City of Lake Elsinore. The General Plan identifies goals, policies, principles, objectives, standards and implementation measures which may have an effect on the type and intensity of future land use in the Lake Elsinore planning area. Detailed aspects of development (i.e., number of dwelling units, square footage of commercial floor space, etc.) are not specified in the plan, although projections of land use have been made for purposes of environmental analysis. Consequently, the EIR focused on probable secondary impacts that can be expected with the adoption of the Lake Elsinore General Plan. (Section 15147 of State EIR Guidelines.)

Updating of the General Plan will occur as planning for and development of specific areas progress. These refinements, however, are not anticipated to generate adverse impacts of greater magnitude than those identified in this EIR.

This EIR is prepared in accordance with the California Environmental Quality Act (CEQA) of 1970 (Public Resources Code Section 2100 et seq.), the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as adopted and currently amended, and the "Guidelines for the Implementation of the California Environmental Quality Act of 1970" adopted by the City of Lake Elsinore.

The determination that the City of Lake Elsinore is the "lead agency" was made in accord with Section 15065 of the California EIR Guidelines, which defines the lead agency as "the public agency with the greatest responsibility for supervising or approving the project as a whole." The environmental impacts which could result from the project were identified by the City's staff through completion of an environmental checklist and were determined to be sufficient to warrant preparation of an EIR (see Appendix I).

An effort has been made during the preparation of this EIR to contact affected agencies, organizations and persons who may have an interest in this project. Information, data and observations resulting from these contacts are included where relevant. Agencies or interested persons not contacted or who have not responded to a request for comment about the project during the preparation of this Draft EIR have had the opportunity to comment during the period of circulation of the Draft EIR. Comments received by the City, together with the responses to such comments, are included in Appendix I in accordance with the guidelines and procedures of the State and the City. This Draft EIR and Appendix I constitute the Final EIR for the General Plan.

Relevant reports and other reference materials from which data or conclusions have been drawn, are listed in Section VIII, "References, Organizations and Persons Contacted, and Project Consultants." Numbers in parentheses in the text of this EIR, e.g., (A-1, p. 12), refer to the numbered document listed in Section VIII and the page number referred to within the document. These documents are available for public review in the offices of the Planning Department of the City of Lake Elsinore.

A number of other reports have been prepared during preparation of the General Plan which contain information required in the EIR on the plan. In order to avoid duplication of effort and unnecessary paperwork, many sections of the EIR reference the appropriate passage of one or more of these reports.

The State's adopted Guidelines for Implementation of the California Environmental Quality Act require that each EIR contain the following descriptions and analyses. The following list identifies the required sections and where the information may be found within the EIR.

<u>Section</u>	<u>Location</u>
Summary (15140(b))	Section I, EIR
Initial Study (15140(e))	Appendix A, EIR
Description of Project (15141)	Section III, EIR; Master Environment Assessment (MEA); "Introduction" of General Plan
Environmental Setting (15142)	Master Environmental Assessment (ME)
<u>Environmental Impacts (15143)</u>	
Significant Effects (15143(a))	Section V and VII, EIR
Unavoidable Impacts (15143(b))	Section VII, EIR
Mitigation Measures (15143(c))	Section V, EIR
Alternatives (15143(d))	Options Report
Long-term vs. Short-term (15143(e))	Section VII, EIR; MEA
Irreversible Impacts (15143(f))	Section VII, EIR
Growth-inducing Impacts (15143(g))	Section VII, EIR; MEA
Organizations and Persons Contacted (15144)	Section VIII, EIR; MEA
Water Quality (15145))	Section V, EIR; MEA

II. Summary

Project Description

The project is the pending adoption of a revised General Plan for the City of Lake Elsinore. The proposed General Plan document consists of six elements - Land Use, Circulation, Housing, Environmental Resources Management, Community Design and Noise. The nine state-mandated and two optional elements are contained in these six elements.

Due to the generality inherent in the preparation of a General Plan, assumptions must be made regarding ultimate development under the General Plan. In order to account for both a maximum, "worst case" scenario, as well as a more "probable" level of development, the "project" assessed in this EIR will include both a maximum development option and a probable development scenario.

Proposed land uses assessed in the EIR include:

	<u>Maximum</u>	<u>Probable</u>
° Residential	63,950 d.u.	41,448 d.u.
° Commercial	8.8 million s.f.	4.4 million s.f.
° Industrial	7.0 million s.f.	3.5 million s.f.
° Other	6,503 acres	6,503 acres

In addition to the land use designations proposed under the General Plan's Land Use Element, the other elements establish policy direction to guide land use decisions within their area of interest.

Impacts and Mitigation Measures

A. Soils/Geology/Landform

A number of developmental constraints have been identified with regard to soils, geology and landform. The Environmental Resources Management Element (ERME) makes recommendations designed to avoid the natural hazards, preserve prime agricultural lands, and maintain the integrity of the natural landscape.

B. Air Quality

Urbanization of the Planning Area will increase vehicular traffic and have a significant impact on air quality. The General Plan recommends policies to control mobile and point (stationary) sources of air pollution.

C. Hydrology

A number of areas within the Planning Area are susceptible to poor drainage and periodic flooding, which in turn constrain building activity. The ERME recommends policies to 1) prevent development in areas subject to flooding, and 2) control drainage to a greater degree with flood control improvements.

D. Biota

A number of productive biological communities found in the Planning Area may be adversely affected by the increasing urbanization of the area. The General Plan contains policies to protect and preserve resources of ecological and scientific value.

E. Noise

Urbanization of the Planning Area may increase ambient noise levels. The General Plan identifies land use policies which would prevent the location of sensitive land uses in areas susceptible to high levels of noise.

F. Light and Glare

More intense development will increase light and glare. The Community Design Element contains policies designed to minimize impacts to off-site uses.

G. Land Use

The General Plan anticipates the development of Lake Elsinore as a balanced, diversified community. The Land Use Element provides adequate acreage for a variety of land uses, and contains policies to prevent the development of incompatible land uses in proximity to each other.

H. Natural Resources

The urbanization process may adversely affect some natural resources in the Planning Area. The ERME contains policies to protect natural resources of scientific, ecologic and economic value.

I. Risk of Upset

More intense land uses create the potential for risk of upset. The General Plan and the City have outlined policies designed to minimize hazards associated with the natural and manmade environment.

J. Population

The increased population anticipated under either the maximum or probable growth scenario would have a substantial impact on the area. The General Plan contains land use designations and policies designed to accommodate the additional persons.

K. Circulation, Traffic, Access

Traffic levels will increase significantly with the anticipated growth. The Circulation Element contains policies to accommodate the increased vehicular traffic.

L. Public Services and Utilities

Growth in the Planning Area will have a significant impact on the demand for public services and utilities. The General Plan contains policies designed to minimize energy consumption and provide for an orderly, coordinated extension of services.

M. Energy

See item L above.

N. Visual

Urbanization of the Planning Area may alter the rural, open nature of the region. The General Plan recommends policies designed to protect and enhance the scenic quality of the Lake Elsinore area.

O. Recreation

Population growth will increase the demand for recreation facilities. The General Plan contains provisions to protect and enhance recreation resources in the Planning Area.

P. Historic and Cultural Resources

The urbanization process may impact resources of historic, cultural and archaeological value. The General Plan contains policies designed to protect and enhance these resources.

Alternatives

The EIR addresses two scenarios - a maximum "worst case" level of development and a probable, more moderate level of development. Impacts associated with the probable level of future development are consistently less intense than those associated with the maximum development scenario.

In addition to these two alternative scenarios, a number of future development options were considered prior to the refinement of the current plan. These options included the development of the planning area with primary emphasis on:

- 1) Residential Development
- 2) Recreational Development
- 3) Industrial Development
- 4) Diversified Development

Each of these alternatives were also formulated in terms of density of development (low, medium, high) and the stability of the lake level (stabilized vs. fluctuating).

Analysis of Long-term Impacts

- A. Significant impacts are identified in the areas of land use, population, transportation/circulation, housing, air quality, public services, energy and utilities, visual and noise.
- B. Unavoidable impacts are identified in the areas of air quality, public services and utilities, housing, visual and noise.
- C. Short-term uses of the planning area involve the continuing conversion of the area to urbanized uses. The trade-offs in terms of long-term productivity include the irretrievable commitment of otherwise productive resources in support of the urbanized uses, such as prime agricultural lands, energy, public service systems, etc.
- D. Irreversible impacts have been identified in the areas of land use, population, traffic/circulation, housing, air quality, energy and public services, visual and noise.
- E. Growth-inducing impacts - The General Plan is a response to the anticipated growth in the area, rather than having growth-inducing impacts.
- F. Cumulative impacts were identified in terms of: 1) the quantity or degree of effect such as numbers of persons or square feet of commercial floor area, and 2) the quality of projects as they relate to each other.

III. Environmental Setting

Please refer to the description of the existing environment contained in various sections of the Master Environmental Assessment, and in the "Findings" sections contained in the different elements of the General Plan.

IV. Project Description

A. Location

Please refer to Section I "Introduction" of the Master Environmental Assessment for maps and text identifying the Planning Area for the General Plan.

B. Objectives

The primary goal of the General Plan is to enhance the quality of life for the residents of the City of Lake Elsinore. Additional basic goals related to the future development are stated in the "Introduction" section of the General Plan.

More specific goals and objectives have been formulated in the Land Use, Circulation, Housing, Environmental Resources Management, Community Design and Noise elements. A complete listing is contained in the "Goals" and "Objectives" sections of the appropriate elements of the General Plan.

C. Project Characteristics

The project is the pending adoption of a revised General Plan for the City of Lake Elsinore. The existing General Plan was adopted in 1967 and revised in 1973.

The proposed General Plan document consists of six elements - Land Use, Circulation, Housing, Environmental Resources Management, Community Design and Noise. The nine state-mandated and two optional elements are contained in these six elements. The organization of mandated elements is as follows:

<u>Lake Elsinore General Plan Elements</u>	<u>State Mandated Elements</u>
Land Use	Land Use
Circulation	Circulation
Environmental Resources Management	Open Space Conservation Safety Seismic Safety Scenic Highway
Housing	Housing
Noise	Noise
<u>Optional Elements</u>	
Community Design	Urban Design Historic Preservation

The General Plan Housing Element was adopted by the City of Lake Elsinore on October 27, 1981, and is not part of the current project. However, the Housing Element has been included in the draft General Plan document for reference purposes.

The elements identify planning-related issues, policies and implementation measures which will serve to guide future land use decisions. These measures envision the City of Lake Elsinore ultimately developing as a diversified community, with a balance of residential, commercial, industrial and recreational land uses.

Due to the generality inherent in the preparation of a General Plan, assumptions must be made regarding ultimate development under the General Plan. In order to account for both a maximum, "worst case" scenario, as well as a more probable level of development, the "project" assessed in this EIR will include both a maximum development option and a more moderate development scenario. The project characteristics are provided in Table 1.

Table 1 indicates that acreages for the individual land uses remain the same under either alternative. However, the uses anticipated under the maximum scenario are much more intense than those projected under the probable scenario.

Sixteen General Plan land use designations are described in the Land Use element. A matrix establishing the relationship of the various designations to established zoning districts is also contained in the Land Use element.

In addition to the land use designations proposed in the Land Use Element, other General Plan elements establish policies to guide land use decisions within their area of interest. Please refer to the policy statements contained in each of the elements.

TABLE 1

LAND USES

LAND USES	NET ACREAGE	%	MAXIMUM DEVELOPMENT			PROBABLE DEVELOPMENT		
			DU	POP	BUILDABLE S.F.	DU	POP	BUILDABLE S.F.
RESIDENTIAL								
Very Low Density	10,277	45%	5,140	11,565	--	5,140	11,565	--
Low Density	3,615	16%	26,390	59,377	--	14,460	32,535	--
Medium Density	879	4%	12,745	28,676	--	10,548	23,733	--
High Density	452	2%	19,675	44,268	--	11,300	25,425	--
Subtotal	15,223	67%	63,950	143,886		41,448	93,258	
COMMERCIAL								
General	212	1%	--	--	3,310,560	--	--	1,655,280
Neighborhood	220	1%	--	--	3,179,880	--	--	1,589,940
Tourist	151	1%	--	--	2,352,240	--	--	1,176,120
Subtotal	583	3%			8,842,680			4,421,340
INDUSTRIAL	324	1.5%	--	--	7,056,720	--	--	3,528,360
QUASI-PUBLIC	112	0.5%	--	--	N/A	--	--	N/A
OPEN SPACE	1,177	5%	--	--	--	--	--	--
IMPACT SENSITIVE	5,214	23%	--	--	--	--	--	--
TOTAL	22,633	100%	63,950	143,887	15,899,400	41,448	93,258	7,949,700

V. Environmental Impact Analysis

This section evaluates the environmental impacts anticipated to result from the proposed project. The analysis is focused on those areas of potential impact identified by the City of Lake Elsinore Planning Department (see Appendix I, Environmental Checklist and Initial Study). The issues addressed are identified in the main headings, i.e., air quality, noise, land use, etc. A description of the existing environmental setting under each heading is contained in the Master Environmental Assessment. The MEA also analyzes constraints, opportunities and mitigation measures. Each issue is addressed in the following analysis according to:

- ° Environmental Impacts: a discussion of the impacts of the proposed General Plan in qualitative and quantitative terms, given the most intense use permitted and probable development likely to occur; and
- ° Mitigation Measures: a discussion of the measures incorporated in the General Plan and measures recommended by the environmental consultants to the City to minimize possible adverse environmental effects.

Analysis within this section will address both the "maximum allowable" uses and the "probable" development as defined in Table 1. A summary of quantifiable potential impacts associated with the project is provided in Tables 2 and 3.

Table 2
Summary of Quantitative Impacts
Maximum Development

LAND USE	ACRES NET(a)	BUILDABLE AREA(b) Sq.Ft.	D.U. (#)	STU- DENTS (c) (#)	WATER(d) (GAL/DY)	SEWAGE(e) (GAL/DY)	SOLID WASTE(f) (LBS/DY)	ELECTRIC- ITY(g) (KWH/DY)	NATURAL GAS(h) (C.F./DY)	VEHICLE TRIPS(i) (TRIPS/DY)	AIR QUALITY(j) (LBS/DY)
RESIDENTIAL											
Very Low Density	10,277	—	5,140	2,210	1,285,000	1,156,500	25,700	126,740	1,028,000	51,400	3,088
Low Density	3,615		26,390	11,347	6,597,500	5,937,750	131,950	650,710	5,278,000	263,900	15,857
Medium Density	879		12,745	5,480	3,186,250	2,867,625	63,725	314,260	2,549,000	127,450	7,659
High Density	452		16,975	8,460	4,918,750	4,426,875	98,375	485,140	3,395,000	196,750	11,764
Subtotal	15,223		63,950	24,477	15,987,500	14,388,750	319,750	1,576,850	12,250,000	639,500	38,368
COMMERCIAL											
General	212	3,310,560			530,000	453,546	345,936	433,547	2,207,039	16,552	3,552
Neighborhood	220	3,179,880			550,000	435,643	332,289	416,433	2,119,919	15,889	3,412
Tourist	151	2,352,240			377,500	322,256	245,804	308,046	1,568,159	11,761	2,523
Subtotal	583	8,842,680			1,457,500	1,211,447	924,029	1,158,026	5,895,117	44,202	9,487
INDUSTRIAL	324	7,056,720			1,134,000	966,770	211,701	661,204	776,239	59,982	6,552
STREETS/HIGHWAYS	3,665										
OPEN SPACE	1,177										
IMPACT SENSITIVE	6,697										
PUBLIC/SEMI-PUBLIC	206										
TOTAL	27,875	15,899,400	63,950	24,477	18,579,000	16,566,967	1,455,480	3,396,080	18,921,356	743,684	54,407

Table 3
Summary of Quantitative Impacts
Probable Development

LAND USE	ACRES NET(a)	BUILDABLE AREA(b) Sq.Ft.	D.U. (#)	STU- DENTS (c) (#)	WATER(d) (GAL/DY)	SEWAGE(e) (GAL/DY)	SOLID WASTE(f) (LBS/DY)	ELECTRIC- ITY(g) (KWH/DY)	NATURAL GAS(h) (C.F./DY)	VEHICLE TRIPS(i) (TRIPS/DY)	AIR QUALITY(j) (LBS/DY)
RESIDENTIAL											
Very Low Density			5,140	2,210	1,285,000	1,156,500	25,700	126,740	1,028,000	51,400	3,088
Low Density			14,460	6,217	3,615,000	3,253,500	72,300	356,547	2,892,000	144,600	8,690
Medium Density			10,543	4,535	2,437,000	2,373,300	52,740	260,087	2,109,600	105,480	6,323
High Density			11,300	4,859	2,825,000	2,542,500	98,375	278,630	2,260,000	113,000	6,780
Subtotal			41,448	17,821	10,362,000	9,325,800	207,240	1,022,004	8,289,600	414,480	24,886
COMMERCIAL											
General	106	1,655,280			265,000	226,773	172,968	216,773	1,103,519	8,276	1,776
Neighborhood	110	1,589,940			275,000	217,821	166,134	203,216	1,059,959	7,949	1,706
Tourist	75	1,176,120			187,500	161,128	122,892	154,023	784,079	5,830	1,262
Subtotal	291	4,421,340			727,500	605,722	461,994	579,012	2,947,557	22,105	4,744
INDUSTRIAL	162	3,528,360			567,000	483,385	105,850	330,602	388,119	29,991	3,275
STREETS/HIGHWAYS	3,665										
OPEN SPACE	1,177										
IMPACT SENSITIVE	6,697										
PUBLIC/SEMI-PUBLIC	206										
TOTAL	27,875	7,939,700	41,448	17,821	11,656,500	10,414,907	775,084	1,931,618	11,625,276	466,576	32,905

a) See notes for factors used.

Source: Tables 2 and 3

- (a) Net acres is 85% of gross acres for very Low Density and 75% for all others.
- (b) Buildable area equals net acres minus required parking. Buildable area for C1=33%; C2=36%; M1 & M2= 50%.
- (c) Student generation rate: .43 students/D.U.

	<u>Residential</u>	<u>Commercial</u>	<u>Industrial</u>
(d) Water	250 GPD/unit	2500 GPD/net ac.	3500 GPD/net ac.
(e) Sewer	225 GPD/unit	137 GPD/1000 sq.ft.	137 GPD/1000 sq.ft.
(f) Solid Waste	5 lb/dy/unit	20.9 lb/dy/employee	30 lb/dy/1000 sq.ft.
(g) Electricity	9000 Kwh/un/yr.	47.8 Kwh/sq.ft./yr.	34.2 Kwh/sq.ft./yr.
(h) Natural Gas	6000 cu.ft./ unit/mo.	20 cu.ft./sq.ft./ mo.	3.3 cu.ft./sq.ft./mo.
(i) Vehicle trips/ day	10 trips/unit	5 trips/1000 sq.ft.	8.5 trips/1000 sq.ft.
(j) Air Quality factors taken from <u>Air Quality Handbook for Environmental Impact Reports</u> : a) Mobile source - .0437 lbs/vehicle mile; b) stationary - .005771 lbs./Kwh electricity; .00010815 lbs./cf natural gas (residential), and .00014815 lbs/cf natural gas (commercial and industrial).			

A. Soils/Geology/Landform

(1) Soils

Impacts: Many of the soils in the Planning Area exhibit poor qualities for construction, severe limitations for septic tank fields, have high capacities for shrink/swell, and high erosion potential. Many of the areas with soils suitable for agricultural use are either currently urbanized or susceptible to conversion to urban use. Please refer to Figure 17 in the MEA and Geologic and Soils map prepared for the MEA.

Mitigation: The City should require soils tests to be performed on individual sites to verify the qualities of soils for different uses. The Environmental Resources Management Element establishes the goal of protecting prime agricultural lands from premature conversion to urbanized uses.

(2) Geology

Impacts: Geologic risks associated with seismic activities found in the Lake Elsinore Planning Area include ground shaking, fault rupture, ground lurching, liquefaction, slope failure, possible seiches, and inundation resulting from the failure of Railroad Canyon Dam. Please refer to Figure 4 and Appendix B of the MEA.

Mitigation Measures: The General Plan recommends land use planning policies regarding the location of development in proximity to seismic hazards by prohibiting development within 50 feet of active fault lines or within areas of high or moderate potential for lurching, liquefaction or slope failure. The Plan also recommends that the City adopt the following seismic safety considerations into its Building Code:

- ° Require a geologic study for all development occurring near active faults or in areas with high potential for ground lurching, liquefaction, slope failure or seiches; and
- ° Incorporate design standards to insure the structural integrity of buildings in the event of seismic activity.

(3) Landform

Impacts: Moderate and steep slopes which present constraints to construction are found in much of the hilly terrain, particularly on the north slope of the Elsinore Mountains and in the residential area northwest of Chaney Street. Low-lying areas susceptible to flooding are found in the Planning Area, particularly around the perimeter of the lake and in proximity to the main outflow channel north and west of the lake. Natural drainage courses south and west of the lake create the potential for sheet flow flooding.

Mitigation Measures: The ERME recommends that, due to the variety of landforms in the project area (moderate to steep slopes, natural drainage courses, low-lying flood-prone areas) site-specific evaluations should be required to mitigate specific land use problems. The plan also recommends that the City enact a hillside development ordinance to restrict the type and amount of development occurring in areas of steep slope, and which may be susceptible to earth movement. In addition the City has adopted Ordinance #711 restricting development around the perimeter of the lake below 1270 feet elevation to prevent inundation of new construction.

B. Air Quality

Impacts: Tables 2 and 3 indicate that total emissions resulting from maximum and probable development under the General Plan total 54,407 lbs. per day and 32,924 lbs. per day, respectively. A gradual increase in air emissions may be expected in accord with phased development of the Planning Area under the General Plan. The additional air pollution constitutes a significant increase over existing levels.

Mitigation Measures: The General Plan recommends that the City pursue a number of policies to control stationary and mobile sources of air pollution, including the construction of planned communities which offer a variety of services within a relatively small area, thus diminishing the need for vehicle trips.

C. Hydrology

Impacts: The combination of fluctuating lake levels, local streams and water courses, and the inadequate capacity of the main outflow channel contribute to drainage and flooding problems within the Planning Area.

Additionally, the sump-like condition of the lakebed and lack of circulation or "flushing" of lake waters causes stagnation which results in water quality problems. Please refer to Section II.E of the MEA. Construction of improvements specified in the General Plan include drainage and flood control facilities which may alter natural drainage flows.

Mitigation Measures: A number of flood control activities have been initiated by the City and other agencies, including the preparation of a study by the Army Corps of Engineers to expand the capacity of the outflow channel, the purchase of lakeshore properties by the Federal Emergency Management Administration, and the City's adoption of the Rancho Laguna Redevelopment Plan which proposes a number of improvements to address drainage and flood control problems.

The City has adopted Ordinance No. 711 to limit construction in flood-prone areas and may adopt land use planning policies related to hydrology. In addition, the City may urge the State to take action to stabilize the level of the lake. The ERME identifies policies and implementation measures designed to provide a living environment free from potential hazards associated with poor drainage and flooding.

D. Biota

(1) Vegetation Types

Impacts: Three species of endangered or threatened plants have been identified in the planning area (see MEA section IIIA). The anticipated increases in population, urbanization and more intense recreational use of the area may have impacts on these and other native plant communities.

Mitigation Measures: The Environmental Resources Management Element (ERME) recommends that the City adopt policies to systematically categorize resources according to their biological significance and protect valuable ecological areas.

(2) Wildlife

Impacts: The "possible" habitat of a rare species of wildlife (Stephens' kangaroo rat) is found in the northeast portion of the planning area. Further diminution of native plant communities and habitat resulting from increasing urbanization of the area may adversely affect the Stephens' kangaroo rat and other wildlife in the area.

Mitigation Measures: The ERME identifies policies and implementation measures designed to protect and preserve resources of ecological and scientific value.

E. Noise

Impacts: Currently, the planning area is not subject to noise levels which would constrain the location of sensitive (i.e., residential, institutional, medical) land uses. More intense land uses and additional vehicular traffic associated with increased population will raise ambient noise levels in the area.

Mitigation Measures: The Land Use Element locates residential and other noise-sensitive land uses away from major traffic arterials, activity centers or other potential noise-generating activities. The Noise Element also specifies that open space areas be located to serve as buffer zones between potential noise-generating and sensitive receptor areas.

F. Light and Glare

Impacts: Construction of additional commercial and industrial areas and the extension of roadways with street lights will contribute additional light and glare to the Planning Area.

Mitigation Measures: The Community Design Element recommends standards be adopted for on-site and street lighting to minimize glare.

G. Land Use

Impacts: The primary goal of the General Plan is to encourage the balanced development of the City of Lake Elsinore with a diversity of land uses, including residential, commercial, industrial, recreation and open space.

The proposed Land Use Element designates a majority (67%) of the planning area for residential uses, predominantly very low density and low density. This type of residential use reflects the open, rural nature of the Planning Area. Three percent of the land is designated as commercial land, and two percent as industrial land. Nearly 30 percent of the Planning Area is reserved for open space, impact sensitive areas, and public ownership.

Areas subject to flooding have been designated as impact sensitive to limit the land uses permitted for public health and safety reasons. Overlay zones are included in the land use element to provide protection of life and property in areas subject to hazards (e.g., earthquakes) and to protect important resources (e.g., scenic views).

The General Plan will become the foundation for yearly Capital Improvement Programs. These public improvements will provide much of the basic infrastructure required to carry out the basic goal of the Plan which is the development of a diversified community.

A Zoning Matrix is included to provide consistency between the General Plan and zoning ordinance. Rezoning actions will be required to effect the consistency requirement between the Plan and zoning designations.

Mitigation Measures: Various implementation programs are recommended to protect life and property from hazards such as flooding and seismic activities. Other programs are recommended to protect important environmental attributes of the Elsinore Valley, such as scenic hillsides, sensitive biological resources, and the recreational resources of the lake. The other elements of the General Plan provide policies and implementation programs that support the Land Use Element goals.

H. Natural Resources

Impacts: Urbanization of the Lake Elsinore area may preclude commercial use of the clay and mineral deposits, as well as the prime agricultural lands. The fluctuating level of Lake Elsinore hampers recreation and economic use of the lake. Please refer to Section II.D. of the MEA.

Mitigation Measures: The General Plan recommends that the City adopt land use planning policies to preserve mineral deposits and valuable agricultural lands, as well as pursuing actions to stabilize the level of the lake.

I. Risk of Upset

Impacts: Increasing urbanization and concentration of population in the planning area may create the potential for large-scale accident or risk of upset.

Mitigation Measures: The proposed General Plan and existing City ordinances contain provisions to minimize the potential for hazards related to natural environmental factors. City review of specific land use proposals should minimize the potential for hazards, such as those related to high risk industrial processes, handling or transporting toxic materials, etc.

J. Population

Impacts: The alternative General Plan scenarios anticipate ultimate population levels of approximately 140,000 (maximum) and 93,000 (probable) within the planning area. Either alternative constitutes a marked increase over the current population of roughly 13,000 persons.*

Anticipated population growth will create pressure to convert vacant lands to urbanized uses, and place greater demands on public services and facilities.

Mitigation Measures: The City may adopt the more moderate (probable) land use scenario which would promote a more orderly growth of population.

K. Housing

Impacts: Tables 2 and 3 indicate that the City's housing stock may be expanded to approximately 64,000 units (maximum) or 41,000 units (probable). Either scenario represents a substantial increase over the 1980 inventory of 3,338 units.

Population growth will increase the demand for housing, but factors such as high interest rates, rising land values, diminishing supply of suitable land, and lack of public services and facilities, will limit the supply of affordable housing.

Mitigation Measures: The General Plan recommends that the City pursue a number of land use planning policies to provide a greater amount of affordable housing and ensure the provision of adequate public services in support of residential development.

L. Circulation, Traffic and Access

Impacts: Development under the alternative General Plan scenarios will result in an estimated 743,648 vehicles per day (maximum), or 466,576 vehicles per day (probable). Both figures constitute substantial increases

* 1980 census

and expansion of a number of roadways and intersections to accommodate the additional traffic. Improvements to roadways are currently needed in various parts of the Planning Area and certain areas are inaccessible due to lack of roads.

Mitigation Measures: The Circulation Element recommends that the City adopt a number of policies to minimize the impacts of growth on the City's circulation system, and encourage the expansion of public transportation facilities and bicycle routes. The City may also consider expanding the use of Skylark Field from private aviation to limited public aviation.

M. Public Services and Utilities

(1) Water

Impacts: Tables 2 and 3 indicate that water consumption will rise to 18,579,000 gallons per day and 11,656,500 gallons per day, respectively, under the maximum and probable development scenarios. The increase is expected to occur gradually over a number of years and constitutes a substantial increase over existing consumption levels.

Water lines and facilities in much of the Planning Area are either undersized or old and in need of replacement (see MEA, Section IV.C). The quality of waters is diminished by the high mineral content of imported Colorado River water and the stagnation of water in periphery lines of the existing water system operated by the City. Additional storage capacity is needed. The long-term availability of water to the area may be affected by the diversion of Colorado River water from Southern California to Arizona and the anticipated population growth which will increase the demand for water.

Mitigation Measures: The City should insure that the upgrading and extension of water lines be coordinated with development. The Rancho Laguna Redevelopment Plan identifies the upgrading of water lines in the CBD as a priority activity. Adequate supplies of water should be available in the short-term; however, a major improvement will be required to provide adequate water supplies in the long-term.

The City and the other water agencies may consider a number of measures to address deficiencies in the water systems, including expansion of reservoir capacity, replacement of old or undersized water lines and identification of localized distribution system deficiencies.

(2) Sewers

Impacts: Under the General Plan, approximately 16,566,967 gallons (maximum) or 10,414,907 gallons (probable) of sewage would be generated per day. Either scenario is a marked increase over existing levels, placing greater demands on sewage treatment systems.

Many parts of the existing collection system are old and subject to infiltration. The City's existing treatment plant (aeration lagoons) currently operates at approximately 75 percent capacity; the lagoons are expected to reach capacity within five years. Portions of the Planning Area contain soils with severe constraints for septic tank leach fields and will require sewer service prior to further development (see MEA, Section IV.C).

Mitigation Measures: Improvements to the sewage distribution and treatment systems have been planned or initiated by the Rancho Laguna Redevelopment Plan, grant applications and a conditional approval from the Regional Water Quality Control Board to expand the City's aeration lagoons. The EVMWD is currently considering construction of a new regional sewer treatment plant.

The City should insure that expansion and extension of sewage treatment facilities occur in conjunction with future development. In addition, the City should require compliance with policies and standards of the County Department of Health for septic tank permits and the Regional Water Quality Control Board for discharge requirements. The City should continue to levy sewer improvement fees on new developments to finance sewer improvements.

(3) Energy Utilities

Impacts: Consumption rates of electricity and natural gas under the General Plan alternatives are:

	<u>Maximum</u>	<u>Probable</u>
Electricity	3,396,080 KWH/day	1,931,618 KWH/day
Natural Gas	18,921,356 cf/day	11,625,276 cf/day

Consumption of electricity and natural gas under either scenario will be substantially higher than existing consumption rates. The greater demand for energy will require the expansion of existing systems. The extension of utilities will, in turn, encourage growth and urbanization of areas currently vacant or underdeveloped. No service problems are anticipated in the near future.

Mitigation Measures: The City should adopt policies which provide for an orderly extension of utilities and encourage the use of solar and other alternative energy sources.

(4) Solid Waste

Impacts: Tables 2 and 3 indicate solid waste generation of 1,264,949 lbs/day and 775,084 lbs/day under the maximum and probable development scenarios of the General Plan. Either option represents a substantial increase over existing levels. The existing solid waste disposal site has a limited life of one to two years at current levels of use. Population growth will increase use of the facility, possibly shortening its life.

Mitigation Measures: Riverside County is planning to acquire a new regional solid waste disposal site, or to expand the existing site. When the existing site is filled, the City may utilize the site as a park or open space area. The City may also encourage salvaging and recycling practices.

(5) Police Protection

Impacts: More intense urban development and the additional permanent and daytime (i.e., work and recreation related) population will increase the demand for police services. Additional staffing, equipment and facilities may be required as development occurs under the General Plan

Mitigation Measures: The ERME recommends that the City institute policies to encourage planning for defensible space, to provide on-site security devices, and to implement "Neighborhood Watch" programs.

(6) Fire Protection

Impacts: Future development will increase demand for fire protection services and may require additional personnel, equipment and facilities.

Mitigation Measures: The ERME recommends a number of policies and implementation activities designed to provide a living environment free from potential hazards associated with wildland and structural fires.

Improvements planned for the water system and roadways will enhance fire protection by providing adequate flow and improved access to areas. The California Division of Forestry (CDF) currently reviews development proposals to ensure provision of adequate fire protection facilities. The U.S. Forest Service has adopted a fire management program which addresses the issue of wildland fires. The California Division of Forestry (CDF) and County Fire Department are considering the construction of additional fire stations. The City should encourage greater coordination between private developers and the CDF and County Fire Department.

(7) Schools

Impacts: Population growth anticipated under the General Plan will place greater demands on school facilities which are currently operating at above capacity. Tables 2 and 3 project a total student population of 24,477 and 17,821 for the maximum and probable development scenarios. Either alternative will require additional school personnel and facilities.

Mitigation Measures: The expansion of school facilities is underway, including the construction of a new elementary school, enlargement of the high school, and use of relocatable classrooms. The school districts currently assess developer fees to pay for the expansion of school facilities required by new development. The school districts may consider increasing fees to pay for facilities required by new development. Fees collected in the City and unincorporated area should be equalized.

(8) Telephone

Impacts: Population growth and urbanization of the Planning Area will require the expansion of main and secondary feeder routes, although no problems of service capacity are anticipated.

Mitigation Measures: Coordination of planning efforts by the City will ensure the timely extension of telephone service to new developments.

N. Energy

Please refer to Section M(3) above for evaluation of energy-related impacts.

O. Visual

Impacts: Construction of more intense urbanized land uses may alter view corridors and the overall rural quality of the Planning Area.

Mitigation Measures: The Community Design Element recommends policies and implementation programs designed to preserve important scenic corridors, maintain substantial areas of open space, control the design of structures, and other improvements to insure consistency with the existing architectural style and rural character of the Planning Area.

VI. Alternatives to the Proposed General Plan

The EIR addresses two scenarios: a maximum "worst case" level of development and a probable "more moderate" level of development. As the analysis in Section V indicates, impacts associated with the probable level of future development are consistently less intense than those associated with the maximum development scenario.

In addition to these two alternative scenarios, a number of future development options and concepts were considered prior to the refinement of the current plan. These options included the development of the planning area with primary emphasis on:

- ° Residential Development
- ° Recreational Development
- ° Industrial Development
- ° Diversified Development

Each of these alternatives were also evaluated in terms of density of development (low, medium, high) and the stability of the lake level (stabilized vs. fluctuating). Please refer to the "General Plan Report on Options and Concept Plans" for discussion of the impacts associated with each alternative plan.

VII. Analysis of Long-Term Effects

A. Significant Effects

Significant effects identified in Section V include the following:

- (1) Land Use - Implementation of the Land Use Element of the General Plan at either the probable or maximum levels will create a greater diversity of uses within the Planning Area, and a more densely developed, "urbanized" environment.
- (2) Population - Construction of the anticipated land uses will accommodate a substantial increase in the permanent and daytime (recreation and work-related) population of the Planning Area.
- (3) Transportation/Circulation - The more intense development of urban land uses and the additional population associated with implementation of the General Plan will add a significant amount of traffic to the existing circulation system.
- (4) Air Quality - The additional vehicular traffic in the area will emit pollutants which will deteriorate the air quality in the region.
- (5) Housing - The General Plan provides for a substantial expansion of the housing stock over existing levels in response to the anticipated rise in population. The rising costs of housing occurring on a regional scale may be intensified in the Lake Elsinore area, resulting in the displacement of certain persons from the housing market in the Planning Area, particularly those on limited or fixed incomes.
- (6) Public Services - The more intense uses and greater population anticipated under the General Plan will increase the demand for public services, including police, fire protection services, and water and sewer facilities.
- (7) Energy and Utilities - The more intense land uses and larger population will result in the consumption of greater amounts of energy and increase the demands on utilities, particularly electricity and natural gas.
- (8) Visual - The construction of an urbanized environment will alter the rural, open aesthetic quality of the Planning Area.
- (9) Noise - More intense land uses and greater levels of vehicular traffic will combine to increase ambient noise levels in the Planning Area, particularly around major activity areas and along major traffic arterials.

B. Unavoidable Impacts

The significant impacts identified above are largely unavoidable, although the degree of impact of certain impacts may be mitigated.

- (1) Air Quality impacts may be minimized by encouragement of energy conservation programs, including use of public transportation, carpooling, building-related energy conservation, etc.
- (2) Housing-related impacts may be mitigated by the provision of City assistance to the relocation needs of residents resulting from rising housing costs, or City participation in State and Federal housing programs designed to assist low-income persons.
- (3) Public Services and Utilities impacts may be mitigated by City coordination with the various public agencies providing services to the area (i.e., Southern California Edison, Southern California Gas, water agencies, etc.), and developer participation in the construction of public facilities.
- (4) Visual impacts may be minimized by adherence to policies outlined in the "Community Design Element."
- (5) Noise impacts may be minimized by adherence to policies outlined in the "Noise Element," including prohibiting sensitive land uses in areas with potentially high noise levels.

C. Short-term Uses of the Environment vs. Long-term Productivity of the Environment

The primary effect on the long-term productivity of the environment will be the continued, more intense commitment of the area to urban uses.

The proposed General Plan is intended to plan for development of the City's recreational, commercial, industrial and residential uses. Additional development in the area will consume nonrenewable resources during the construction and life of the proposed uses. During construction, the use of building materials and energy resources will be largely irreversible and irretrievable. During the life of the plan, irretrievable resources consumed will include substantial amounts of energy, water, and other natural resources. Public facilities and services will need to be expanded to serve the project area. Prime agricultural lands, once developed, are unlikely to be returned to agricultural use.

The public investment required to build the proposed public improvements and the private investment required to build industrial, commercial and residential uses will commit future generations to urban uses of the area. As a result, future generations will experience the environmental consequences of the development and also receive the beneficial impacts.

D. Irreversible Impacts

All significant impacts associated with implementation of the General Plan are considered irreversible within a short-term time period. The more intensely urbanized land uses and the population increases anticipated under the General Plan will create irreversible changes in the:

- ° Land use patterns;
- ° Distribution and characteristics of the population;
- ° Volume and distribution of vehicular traffic;
- ° Air quality;
- ° Amount, type and cost of housing;
- ° Consumption of energy;
- ° Extension of public services and facilities;
- ° Visual and aesthetic quality of the Planning Area; and
- ° Ambient noise levels.

E. Growth-Inducing Impacts

The General Plan has been prepared to plan for the anticipated growth in the Lake Elsinore region. The good climate and air quality, recreation opportunities, low housing costs, and recent completion of Interstate 15 are all factors contributing to growth in the Planning Area. By providing services and facilities for the anticipated growth, additional growth may be induced. Development of the Planning Area as proposed by the General Plan will provide construction jobs and create primary and secondary service-related employment. Since the projected development will occur over a long period of time, this labor force is likely to initially commute from within the region, or find temporary local housing. As the housing stock expands, workers will be attracted for permanent residence.

F. Cumulative Impacts

The General Plan anticipates that the development of residential, commercial, industrial and recreational projects will require capital improvements to roads, flood control, sewage, and other facilities. Specific projects will have cumulative impacts in terms of (1) the numbers of persons, dwelling units, commercial floor area, etc., and (2) the timing of extension of public improvements to support private development. The total quantitative and qualitative impacts resulting from implementation of the General Plan are not expected to exceed the impacts analyzed under the "maximum development" scenario in Section V of this EIR.

VIII. References, Organizations and Persons Contacted, and Project Consultants

A. References*

1. "State CEQA Guidelines," State of California; 1973.
2. Master Environmental Assessment for the City of Lake Elsinore,
Donald A. Cotton Associates; 1982.

*For a more complete listing of reference materials used, please refer to Section VIII of the Master Environmental Assessment.

B. Organizations and Persons Contacted*

1. Jim Morrissey, Planning Director
Joe Kase, Planner
Planning Department
City of Lake Elsinore, California 92330
(714) 674-1554
2. Cheryl French
Lake Elsinore Valley Historical Society
(714) 678-3835

* For a more complete listing of reference persons and organizations, please refer to Section VIII of the Master Environmental Assessment.

C. Project Consultants

1. Donald A. Cotton Associates
747 Locust Street, Suite 203
Pasadena, California 91101
(213) 793-0401

Philip Hinshaw, AICP
Tim Gauss, AICP

Housing Element



INTRODUCTION

The Housing Element for the City of Lake Elsinore is provided for in two sections: (1) a Housing Element text (adopted by the City Council) which consists of a discussion of existing and projected housing needs, the City's adopted goals, policies, and programs to implement the objectives, and to address identified housing needs and, (2) an appendix which provides data and technical analysis of existing conditions and needs which were used by the City in the preparation of the text of the adopted Housing Element.

The Housing Element describes such items as regional and community make-up, community needs, community objectives, mechanisms to implement community objectives, policy and program statements, government assistance programs, and an evaluation and monitoring section. This format is intended to guide the reader through the evaluation process leading to specific programs designed to meet the needs and objectives of the community.

The appendix provides the reader the technical data used to develop the goals, policies, objectives and programs of the element. The separation of these two sections allows the reader to obtain the City's goals without wading through the analysis used to reach those goals.

Preparation of the Housing Element was provided by various citizen and civic groups, consultants, and City staff. The Community Development Corporation, comprised of citizens from the community also elected a housing committee to serve as a housing advisory group which held formalized meetings on the Housing Element. The input provided by these various groups is greatly appreciated.

The Housing Element is not the only document addressing future growth of the City. The Housing Element will be integrated into the other eight mandated elements of the General Plan. The Land Use Element, which establishes the location, type, intensity, and distribution of land uses throughout the City, is the element which most affects the Housing Element. In designating the total acreage and density of residential development, the Land Use Element places an upper limit on the number and types of housing units to be constructed in the City.

The other elements provide a comprehensive evaluation of the community's needs as follows:

The Open Space and Conservation Elements identifies certain areas for recreation and park use as well as protecting the City's natural environment.

The Circulation Element identifies the location, design and development of the arterial highway system to serve the traffic generated by the various types of land use. At the same time, the element will seek to minimize the adverse environmental and aesthetic effects of the road network.

The Seismic Safety Element identifies areas of the city which may be hazardous for development due to geologic hazards.

The Noise Element identifies the impact of urban noise on residents, workers, and students in the city, and necessary measures to mitigate that impact. Residential development in areas with high noise levels (such as airports, freeway and arterial traffic, etc.) is discouraged unless steps are taken to reduce noise.

The Scenic Highways Element identifies landscape features along major highways which the city should preserve and enhance in order to improve the aesthetic appeal of these routes.

The Safety Element identifies the need of the community for policy, fire and health protection.

OBJECTIVES

The three primary needs of the City, categorized previously as affordability of housing, availability of public facilities and services, and the condition of existing housing, provides a direction for City action. Therefore, the Housing Element will provide an emphasis in the following areas:

- ° Concentrate on providing public facilities and services in areas of existing development and discourage development which requires extending public facilities and services.
- ° Provide additional incentives to develop infill housing.
- ° Provide for safe and sanitary housing through rehabilitation.
- ° Provide for the rehabilitation of existing residential units to preserve them as part of the City's housing stock and affordable housing for existing residents.

CURRENT PROGRAMS

One of the vehicles the City will utilize to meet the objectives of the Housing Element is the implementation of Amended Redevelopment Project No. 1. This recently adopted redevelopment plan has included provisions for infill residential development in the areas surrounding the downtown and outlines various types of public improvements for those areas. The timely implementation of this redevelopment plan will allow the collection of tax revenues and issuance of tax allocation bonds to provide funding for housing and public improvements.

The community will look toward the Redevelopment Agency in the future to counteract the monetary and fiscal constraints of the current federal administration to provide funding for necessary City projects. The Redevelopment Plan will also aid in providing a balanced job/housing market for the City. The influx of funds to rehabilitate commercial structures and provide off-site improvements in the industrial area will aid in this objective.

The purpose of the Neighborhood Strategy Area (NSA) is to provide decent housing and a suitable living environment in areas consisting of low and moderate income residents. The improvements outlined in the plan and their location within deteriorating neighborhoods will allow those areas to become viable neighborhoods for housing and provide the necessary police, fire, water, and sewer services and pedestrian improvements. This plan can and should be utilized as an essential component of any program to upgrade existing housing.

The purpose of the federal Community Development Block Grant Program is to develop viable urban communities by providing decent, safe and sanitary housing, a suitable living environment and providing for persons of low and moderate income. A community can obtain funding to meet these needs by utilizing its entitlement fund, which is approximately \$60,000 per year, or applying for discretionary funding which at present has a limit of \$250,000 per application. The City has utilized this funding source in the past for flood proofing residential units and paving residential streets.

The City is currently working with Riverside County to provide an Historical resources survey. This survey will allow the City to designate significant historical structures and neighborhoods. Once a structure or area has received this designation the property owner(s) will be eligible to receive reduced loan rates and utilize modified construction techniques. This type of survey is also very useful in developing design standards for neighborhoods which will aid them in retaining their sensitivity and character.

The California Home Ownership Assistance Program offers numerous methods of financing to aid home owners, and non-home owners, in rehabilitating their homes or obtaining new homes. The interest loans offered the applicant are below market rate and can be applied for through a local jurisdiction or a non-profit corporation.

The City is presently utilizing a \$50,000 loan application through this program to provide to provide for rehabilitation of existing housing units. Continuation of this type of program or similar programs is useful in meeting the objectives of the City.

EVALUATION AND MONITORING

Progress reports which adjust programs to changing conditions are key elements in providing housing assistance for low and moderate income households. The basic housing problems in large part remain the same, but the solutions necessary to solve the problems are continually in a state of flux. A program that was available from the federal or state government last year may be replaced or no longer available this year. Over time, vacant parcels suitable for low income subsidized housing projects may be exhausted and a new approach may be needed to solve that same problem.

In order to adjust to changing housing conditions and monitor progress on housing action program implementation, an annual housing report will be prepared. To the extent possible, the annual report will be coordinated with growth management, plans, affordable housing plans, and General Plan progress reports.

Based on the annual review of changing housing conditions and housing actions over the previous year, minor policy or program adjustments may be indicated. The annual report can provide the basis for Housing Element revisions.

Every five years, a major review of the Housing Element will be undertaken. The new information can be used to adjust the housing needs statements and measure housing progress or changes since the last census. At this time, major changes in housing policy may be required.

FINDINGS

SETTING: EXISTING CONDITIONS AND TRENDS

The City of Lake Elsinore has been greatly affected by the growth and development of Southern California within the last ten years. While the city has experienced a 70 percent growth in population from 1970 to 1980, more than 61 percent of the building permits issued for housing projects during this period were issued between 1978 and 1980. Much of this growth can be attributed to development of Interstate 15 through the city and the high cost of housing in neighboring Orange and Los Angeles counties. (See census data contained in Attachment I.

The completion of Interstate 15 is the primary factor in connecting Lake Elsinore to major employment and commercial markets within Riverside, Los Angeles and Orange counties. This will not only allow Lake Elsinore to share in the development of those areas but also be impacted by their housing and job imbalance.

The second cause of growth in and around the City has been the high housing costs in other counties. For example, Orange County currently has a median price of \$238,000.00 for new housing. As a result Lake Elsinore is increasingly appealing to low and moderate income families, senior citizens, young married couples, and unmarried persons who would be willing to assume the direct and indirect costs of commuting when purchasing a home. Lake Elsinore's comparatively low median income level dramatizes this fact.

The combination of these two factors has placed a high degree of pressure on western Riverside County to provide housing for people employed in Orange and Los Angeles counties. This job/housing discrepancy have caused people to look toward areas such as Lake Elsinore to meet their needs. This has translated into a large number of subdivision applications to be filed with city and county governments in Western Riverside County.

These pressures have dramatically changed the character of the City. In 1978, a majority of the households in the City had an income of less than \$12,000.00 per year. Utilizing a survey recently completed by the City, approximately 30 percent of the households now earn \$25,000.00 or greater a year. This indicates the City is becoming divided between the elderly and low income persons and the working class. This shift is in response to regional pressures and begins to orientate the housing market of the City to meet the needs of other counties.

Compared to the Southern California region home prices within Lake Elsinore are at the lower end of the spectrum. The Southern California Association of Governments has identified Lake Elsinore as a positive fair share community, meaning it provides more than its fair share of "affordable housing".

Therefore, the City of Lake Elsinore is interested providing for a full range of housing types and services to meet the needs of its current citizens, rather than attempting to provide housing for new residents dislocated because of tight housing markets in other areas.

COMMUNITY PROFILE

GROWTH - Lake Elsinore is a relatively old community incorporated in 1883. The City has not experienced excessive growth until the late 1970's causing the City to increase from 3,530 to 5,982 population between 1970 and 1980, a 70 percent increase.

LAND USE - A 1980 land use study indicated the following distribution of land use:

RESIDENTIAL ZONED LAND

	<u>In Use</u>		<u>Vacant</u>	
	<u>Acres</u>	<u>Percent</u>	<u>Acres</u>	<u>Percent</u>
Single Family	500	7.4	2148	32.0
Duplex	60	0.9	108	1.6
Multi-Family	32	0.5	348	5.2
Low Density Single Family	462	6.8	3071	45.6
Total	1054	15.7	5675	84.3

COMMERCIAL AND INDUSTRIAL
ZONED LAND

Commercial Land in Use	211 Acres
Vacant Commercial	376 Acres
Industrial Land in Use	277 Acres
Vacant Industrial	823 Acres
City Land	100 acres
Other Public Land	42 acres
Recreational Lake	7210 acres (area below 1265' MSL)
Street/Highways	350 acres

HOUSING - The estimated vacancy rate in the housing market for September, 1980 was 6.11 with a 3.59 vacancy factor attributed to the rental market. The medium resale home value in (January 1981) was \$58,600 and a new home value of \$72,00. Rental ranges were relatively high with two bedroom units ranging from \$225 to \$325 per month. Fifty one percent of the total housing inventory are owner occupied and 49% rented. Of this total inventory, approximately 56% are single-family detached dwellings. The total number of housing units in 1980 was 3,338 (see Appendix I Section 2).

AGE AND CONDITION OF RESIDENTIAL UNITS - Twenty seven percent of the City's housing stock was over 40 years old in 1980, with 1,168 or 35.0 percent built between 1970 and 1980. Twenty-two percent of the older structures in the

downtown area were considered deteriorated (needing minor renovation) and 7.8% delapidated (considered hazardous and in need of removal or replacement). See Appendix I, Section One for additional information.

ETHNICITY - The 1980 population of 5,983 persons includes: 72% White; 18% Hispanic; 8.2% Black; 1.4% Indian; and 0.3% Asian (Chinese, Japanese, Filipino). See Appendix I, Section One for additional information.

INCOME - Based on the 1978 census, the median income of all households in the City of Lake Elsinore was \$6,060, compared to \$11,979 per year for all households within the County of Riverside. This relatively low median household income is partially due to the high number of households receiving social security and/or welfare incomes. Statistics from local social security and welfare offices indicated that approximately 40 percent of the citizens received social security or welfare payments in 1979.

Households (HHS) 1978

	Total		Very Low Income		Low Income	
	HHS	Sample %	HHS	Sample %	HHS	Sample %
Lake Elsinore		35.4	890	15.4	378	10.7
Riverside County	84,632	22.9	19,381	18.2	15,403	18.9

Very Low Income - below \$5,671, less than 50% of County median

Low Income - below \$9,074 but above \$5,671, 50-80% of County median

Medium Income - below \$13,611 but above \$9,074, 80-120% of County median

AGE - The median age of the population in 1978 was 41.7 years with 30.0% of the population 60 years of age or older, 27.0% under 19 years and 43.0% between 19 years and 60 years of age. The percent of the population below 60 years of age is considered to be rising as middle age people and their families move into the area.

NEW HOME BUYERS - Profiles of new home buyers in Lake Elsinore show that the majority are couples and young families who commute to work in Orange County. A survey of 50 purchasers of Woodhaven's Garden Homes in November, 1980, provided the following results:

- ° 83.0% of those surveyed previously resided in Orange County and 65% of the heads of households were employed there;
- ° Only 2% of the buyers previously resided in Lake Elsinore and 9% in Riverside County; and
- ° 80% of the married couples have husband/wife incomes, with an average head of household income of \$1,660 a month and an average spouse income of \$960 a month.

HANDICAPPED - The 1978 special census indicated that approximately 504 households had a disabled member in residence. The type of disability ranged from visual and hearing disabilities to mobility limitation and mental disabilities. Of special concern is the unique needs that are experienced by many disabled in regards to accessibility to housing.

SENIOR CITIZENS - Persons 65 years or older totaled 1,274 or 23% of the population in 1978. A total of 1,290 households whose head of household were 65 years or older represented 48.8% of the total households in 1978. Seventy five percent (75%) of those households had an annual income under \$7,000.

LARGE FAMILIES - The SCAG housing need analysis of 1978 indicated a total of 189 large families, or 10.6% of all households in Lake Elsinore, had 5 or more members in the household. Forty four of these households had income of less than \$7,000 a year.

FEMALE HEADED HOUSEHOLDS - The April 1970 census indicated 100 households, or 6.8% of all city households, had a female head of household with a mean income of \$4,851 a year.

HOUSING NEEDS

The City has identified three factors which affect the housing market and cause the greatest concern among citizens: affordability of housing; availability of public facilities and services; and, the condition of existing housing.

AFFORDABILITY - In 1978 SCAG estimated there was a need to supply 227 units to citizens unable to obtain housing at the current market rate. Since then over 200 rental and owner occupied units have been built within the City.

Based upon the five percent vacancy rate listed in the 1978 Census and the addition of 180 rental units since that time it is estimated 220 additional rental units will be necessary by the year 1985 to maintain the current level of owner/renter housing.

AVAILABILITY - A major constraint to housing development in Lake Elsinore is providing and maintaining public facilities and services. The impact of Proposition 13 has limited the amount of revenue a local jurisdiction can obtain from property tax. This has limited the amount of expenditures the City can provide to maintain existing roads and upgrade water and sewer capacity. The City contracts for police and fire services with the County. As the population expands, the need for these services increases, causing the City to choose between the level of service it wishes to provide and the level it can provide.

CONDITIONS - Approximately 8.2 percent of the existing housing stock in the city is considered to need major renovation or removal with an additional 21.6 percent needing minor rehabilitation. It is estimated that over one-half of the substandard units are rental units (see table below). This, combined with the City's needs for improvements in public facilities and services, creates an urgent need for positive action to lessen the substandard conditions in the City and to provide safe and sanitary housing for residents.

Over the next five years the City will have to demolish or rehabilitate 152 single-family structures, 4 two-family structures, and 18 multi-family structures. The City will also need to aid in the rehabilitation of approximately 400 single-family, 52 two-family, and 39 multi-family units, which are presently deteriorated.* This process will not only maintain the existing housing stock at affordable prices for existing residents, but also maintain and encourage the development of housing near existing public facilities and services.

HOUSING CONDITION
CITY OF LAKE ELSINORE

	<u>Sound</u>	<u>%</u>	<u>Deteriorating</u>	<u>%</u>	<u>Dilapidated</u>	<u>%</u>	<u>Uncounted</u>
1978	2,289	93.2	105	4.2	26	1.0	612
1980	1,575	70.2	491	21.6	174	0	0

Source: Survey by Cal Poly Pomona, Nov. 1980.

ESTIMATED LOW AND LOWER INCOME HOUSEHOLDS PAYING
OVER 25% OF INCOME FOR HOUSING
CITY OF LAKE ELSINORE
1977 ALL HOUSEHOLDS

	<u>Total</u>	<u>Elderly Handicapped</u>	<u>Family (4 or less)</u>	<u>Large Family (5+)</u>
Renter	82	67	12	6
Owner	137	75	61	11

Sixty-one (61) additional families needing assistance expected to reside in community as a result of planned development.

Source: 1977 SCAG Regional Housing Allocation Model.

*Source: Survey by Cal Poly Pomona, Nov. 1980.

ALL FEMALE-HEADED HOUSEHOLDS

	<u>Total</u>	<u>Elderly Handicapped</u>	<u>Family (4 or less)</u>	<u>Large Family (5+)</u>
Renter	10	6	3	1
Owner	22	9	12	1

Source: 1977 SCAG Regional Housing Allocation Model.

GOVERNMENT AND MARKET HOUSING CONSTRAINTS

There are currently a number of constraints which are imposed on the functioning of the housing market that may inhibit the City's ability to meet its housing needs. Many of these constraints are not unique to Lake Elsinore and will require regional, statewide, or federal assistance to alleviate. These constraints are identified further in the Housing Element Appendix.

INCREASING COST OF SUPPLYING HOUSING - Housing cost figures have increased significantly between 1972 and 1981 as shown by the change in median cost of new single family detached housing in Lake Elsinore. This represents a change of 131.5 percent or from \$27,950 in 1972 to \$65,000 in 1981. As might be expected, increasing cost for land, labor, materials and financing are major deterrents to providing high quality housing at affordable prices. (For supplemental information, see Table 14 under construction cost in the Appendix.)

HOME BUYER FINANCING - The rising cost of housing combined with higher interest rates, rising from 7.5 percent in 1970 to 17.4 percent in March, 1981 have contributed to a family's inability to purchase a home under current down payment and income requirements. (For supplemental information see Table 15 in the Appendix.)

PRESSURES OF INCREASING DEMAND - The pressures of increasing demand have resulted in increased market prices for new and used housing. Lower vacancy rates especially for owner occupied units, indicates a rising demand for housing in the City.

SPECULATION - Many homes, apartment buildings and vacant lots are bought for profitable resale after a short term holding for appreciation.

CITY UNEMPLOYMENT - This represents a constraint because of its implication on housing. Unemployment lowers household income, thereby increasing demand for lower priced units, making it extremely difficult for many to meet housing payments and maintenance costs. As a result, overcrowding is encouraged.

UNPREDICTABLE HOUSING FUNDS - This is a major constraint to providing adequate housing. The supply of housing funding has constantly fluctuated. The Federal and State Governments must be urged to provide an adequate, predictable and steady flow of money to assist the City in dealing with those aspects of the housing program which are beyond local capabilities.

LOCAL GOVERNMENT RELIANCE ON PROPERTY TAX - This may encourage land use decisions which are counter productive to meeting the City's housing needs. The current political atmosphere in the aftermath of Proposition 13 may tend to restrict the supply of lower cost new housing by encouraging residential developments which yields higher assessed valuations.

LAND USE AND BUILDING REGULATIONS - This process contributes to the cost of housing. Their intent is to protect the public health and safety and ensure environmental quality. (For supplemental information see, Appendix IV under Development Application Process.)

COMPLICATED FUNDING AND ADMINISTRATIVE PROCEDURES - Programs legislated by the State and Federal Governments for which local governments can apply are time consuming. Many jurisdictions are unable to spare staff time on such projects. (For supplemental information, see Appendix IV under Housing Program Constraints.)

DATA CONSTRAINTS - The job of assessing housing needs and the programs designed to address those needs is a very difficult task involving many hours of data collection and analysis. In the case of the Lake Elsinore Housing Element the full results of the 1980 U.S. Census of SCAG regional housing element was not available. (For supplemental information, see Appendix IV under Data Constraints.)

PUBLIC FACILITIES AND SERVICES: These items act as constraints in the City of Lake Elsinore because sewer and water services need improvements to their capacities and means of transmission. (For supplemental information, see Appendix III under Improvement Need.)

ENVIRONMENTAL CONSTRAINTS - This can hamper development where the planning department has the responsibility to enforce policies and ordinances regulating development on flood plains, potential seismic hazards, areas of excessive slopes, and areas inappropriate for septic tanks. (For supplemental information, see Appendix II, Section 2).

GOAL 8.1

Provide a variety of housing types proportionally priced and sized to meet resident and community needs.

POLICY 8.1.a

The City of Lake Elsinore shall recognize the existing housing needs of current residents.

IMPLEMENTATION PROGRAMS (8.1.a)

- (1) Administer and implement the rehabilitation programs contained with AB 333/AB229.
- (2) Utilize Riverside Housing Counseling Service for discrimination complaints.
- (3) Provide protection of the existing types of housing stock.

POLICY 8.1.b

The City of Lake Elsinore shall recognize the housing needs of the future population.

IMPLEMENTATION PROGRAMS (8.1.b)

- (1) Review and update Housing Element.
- (2) Provide recertification of occupancy permits.

POLICY 8.1.c

The City of Lake Elsinore shall recognize the housing needs for residents with specialized needs.

IMPLEMENTATION PROGRAMS (8.1.c)

- (1) Enforce state requirements for handicapped accessibility.
- (2) Provide funding and/or low interest loans.

POLICY 8.1.d

The City of Lake Elsinore shall maximize the utilization of local groups such as the Community Development Corporation, Redevelopment Agency, Local Development Corporation, Elsinore Aid and Senior Citizen Information Center to implement housing development and referral programs.

IMPLEMENTATION PROGRAMS (8.1.d)

- (1) Administer and implement California Home Ownership Assistance Program.
- (2) Issue tax exempt revenue bonds.
- (3) Provide funding and/or loan leveraging through use of low interest loans.

POLICY 8.1.e

Streamline and clarify administrative procedures for granting approval and issuing permits. Establish time limits for such approvals allowing developers to ascertain development costs.

IMPLEMENTATION PROGRAMS (8.1.e)

- (1) Consolidate permit processing and review.

POLICY 8.1.f

Actively encourage efforts of private lenders to provide alternative financing methods to make home ownership available to a greater number of households.

IMPLEMENTATION PROGRAMS (8.1.f)

- (1) Issue tax exempt revenue bonds.
- (2) Promote infill development.
- (3) Provide funding and/or loan leveraging through use of low interest loans.

POLICY 8.1.g

Actively assist private developers in identifying and preparing land suitable for housing development for groups with specialized needs.

IMPLEMENTATION PROGRAMS (8.1.g)

- (1) Promote infill development.
- (2) City of Lake Elsinore shall cooperate with the Community Development Corporation to promote community improvements.

GOAL 8.2

Encourage development in areas of existing public facilities and services.

POLICY 8.2.a

Actively assist private developers in identifying and preparing land suitable for housing development.

IMPLEMENTATION PROGRAMS (8.2.a)

- (1) Revise site development standards.
- (2) Initiate a community wide improvement program.
- (3) Implement Amended Redevelopment Project No. 1.
- (4) Consolidate permit processing and review.

POLICY 8.2.b

Protect neighborhoods from adverse environmental factors.

IMPLEMENTATION PROGRAMS (8.2.b)

- (1) Develop standards to provide compatible housing and commercial uses in neighborhoods.
- (2) Revise site development standards.

POLICY 8.2.c

Improve the physical character of existing neighborhoods.

IMPLEMENTATION PROGRAMS (8.2.c)

- (1) Continue to implement Neighborhood Strategy Area Plan.

- (2) Cooperate and utilize resources of the State Office of Historic Preservation.
- (3) Initiate a community wide improvement program.

POLICY 8.2.d

· Provide a comprehensive coordinated effort to improve city infrastructure.

IMPLEMENTATION PROGRAMS (8.2.d)

- (1) Continue to implement Neighborhood Strategy Area Plan.
- (2) Initiate community wide improvement program.

GOAL 8.3

Maintain the existing housing stock through rehabilitation.

POLICY 8.3.a

Maximize use of all housing rehabilitation programs.

IMPLEMENTATION PROGRAMS (8.3.a)

- (1) Administer and implement California Home Ownership Assistance Program.
- (2) Continue to implement Neighborhood Strategy Area Plan.
- (3) Cooperate and utilize resources of the State Office of Historic Preservation.
- (4) Provide funding and/or loan leveraging through use of low interest loans.
- (5) Issue tax exempt revenue bonds.

POLICY 8.3.b

Promote the maintenance of existing housing stock and replace or rehabilitate housing by utilizing all legal actions available to the City.

IMPLEMENTATION PROGRAMS (8.3.b)

- (1) Develop systematic building improvement and evaluation program.

POLICY 8.3.c

Encourage investment of public and private resources to reverse the trend of deteriorating neighborhoods.

IMPLEMENTATION PROGRAMS (8.3.c)

- (1) Issue tax exempt revenue bonds.
- (2) Provide funding and/or loan leveraging through use of low interest loans.
- (3) City of Lake Elsinore shall cooperate with the Community Development Corporation to promote community improvements.
- (4) Implement Amended Redevelopment Project No. 1.

GOAL 8.4

Provide environmentally sensitive and energy efficient housing in the City.

POLICY 8.4.a

Encourage energy conserving and environmentally sensitive site planning, construction, and rehabilitation techniques.

IMPLEMENTATION PROGRAMS (8.4.a)

- (1) Revise site development standards.
- (2) Develop planned unit development ordinance.
- (3) Initiate a community wide improvement program.
- (4) Building code review and revision.

GOAL 8.5

Facilitate cooperation and communication between the public and private sectors in the housing market.

POLICY 8.5.a

Encourage public and private efforts to eliminate all forms of discrimination in housing.

IMPLEMENTATION PROGRAM (8.5.a)

- (1) Utilize Riverside Housing Counseling Service for discrimination complaints.

POLICY 8.5.b

Promote representative citizen participation in the formulation, implementation, and review of housing programs.

IMPLEMENTATION PROGRAM (8.5.b)

- (1) City of Lake Elsinore shall cooperate with the Community Development Corporation to provide community improvements.
- (2) Review and update Housing Element.
- (3) Provide housing progress report.

PROGRAMS

The goals section summarized the housing action programs the City will utilize in an effort to meet the housing needs of the community. The following describes each program in detail and outlines the financing, responsibility, and timing necessary to meet such a commitment. The numbers in parentheses refer to the Goals and Implementation Programs listed in the previous section.

CALIFORNIA HOME OWNERSHIP ASSISTANCE PROGRAM (8.1.a.1)

Administer and implement the Department of Housing and Community Development, California Home Ownership Assistance Program AB 333/AB 229 to provide low interest rehabilitation loans to targeted areas of Lake Elsinore.

Responsibility: Community Development Corporation in cooperation with the City.

Financing: State funds.

Timing: Starting in July 1981 as an on-going program until funds are spent or new funds become available.

HOUSING COUNSELING SERVICE PROGRAM (8.1.a.2)(8.5.a.1)

The City of Lake Elsinore will continue to utilize the services of the Riverside County Housing Counseling Service for all complaints of discrimination practices in housing.

Responsibility: Riverside County Housing Counseling Service.

Financing: County of Riverside.

Timing: On-going.

PROTECTION OF EXISTING HOUSING STOCK (8.1.a.3)

The City will provide protection of rental housing stock by regulating condominium conversions and transformation of mobile home parks to mobile home subdivisions. This regulation will be provided by the City Council setting specific rental and mobile home needs for each year of implementation.

Responsibility: Planning Department/City Council

Financing: Planning Department Budget

Timing: Yearly starting July 1, 1982.

HOUSING ELEMENT REVISION PROGRAM (8.1.b.1) (8.5.b.2)

Based on the annual review of changing housing conditions and housing actions over the previous year, minor policy or program adjustments may be indicated. The annual report can provide the basis for Housing Element revisions.

Every five years, when new census information is available, a major review of the Housing Element will be undertaken. The new information can be used to adjust the housing needs statements and measure housing progress or changes since the last census. At this time, major changes in housing policy may be required.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: Prepare first revision by July 1, 1984 and every five years thereafter as required by state law

RECERTIFICATION OF OCCUPANCY (8.1.b.2)

The City shall inspect each housing unit within the City informing each new renter or buyer of potential improvements necessary within the structure. This is a visual inspection only to review structural, electrical, and plumbing facilities. The owner shall pay for each inspection. The Building Department shall work with the utility companies to identify changes in unit residency.

Responsibility: Building Department

Financing: Building Department Budget

Timing: Initiate July 1, 1982 or upon adoption of 1982-1983 fiscal year budget.

HANDICAPPED ACCESSIBILITY PROGRAM (8.1.c.1)

Enforce state requirements for handicapped accessibility to buildings where and when required.

Responsibility: City Council.

Financing: Building and Engineering Departments, and Federal, State and local loans or grants.

Timing: On-going.

FUNDING AVAILABILITY/LOAN LEVERAGING PROGRAM (8.1.c.2)(8.1.d.3)(8.1.f.3)
(8.3.a.4) (8.3.c.2)

Continually review governmental and private loan and grant programs to provide loan leveraing of low-interest loans and the utilization of all available funding programs for the improvement and addition of housing in the City.

Responsibility: City in cooperation with the Community Development Corporation (CDC).

Financing: Engineering, Planning and CDC Budget.

Timing: On-going.

TAX EXEMPT REVENUE BONDS PROGRAM (8.1.d.2)(8.1.f.1) (8.3.a.5) (8.3.c.1)

Issue tax exempt revenue bonds for low interest rehabilitation loans and low interest residential mortgage loans.

Responsibility: Community Development Corporation and Redevelopment Agency.

Financing: Mortgage revenue and assessment bonding, federal, state, or county loans and grants, and tax increment financing.

Timing: Implement before the end of fiscal year 1981-1982 as an on-going program.

PERMIT PROCESSING AND REVIEW PROGRAM (8.1.e.1)(8.2.a.4)

Continue to consolidate building plan check and residential zoning compliance procedures to expedite processing of development applications and to remove duplication of effort. In addition, responsible departments will develop and implement procedures to process all applications within the time limits described in department procedural brochures.

Responsibility: City Manager

Financing: Departmental Budget

Timing: On-going

INFILL DEVELOPMENT PROGRAM (8.1.f.2)(8.1.g.1)

The City will promote greater infill development in the downtown area by developing incentives such as waiver of fees, shorter review periods, and revised development standards.

Responsibility: Planning Department.

Financing: Planning Department.

Timing: Before July 1, 1983.

CDC - COMMUNITY DEVELOPMENT CORPORATION (8.1.g.2)(8.3.c.3)(8.5.b.1)

The City shall continue to cooperate with the Lake Elsinore Community Development Corporation, a private non-profit corporation to promote community improvements including conservation, rehabilitation, project development, capital improvements and job training. Established in September, 1981, the CDC is active in implementing AB 333/AB 229, a low interest rehabilitation loan program in a targeted area of the City. The CDC works in cooperation with local government and other agencies, such as the Local Development Corporation, utility companies, civic bodies, Farm Home Administration, and County Housing Authority in providing assistance and technical information to developers interested in the City and residents of Lake Elsinore.

Responsibility: CDC in cooperation with the City.

Financing: City's General Fund and other governmental and private funding sources.

Timing: On-going.

SITE DEVELOPMENT STANDARDS PROGRAM (8.2.a.1)(8.2.b.2)(8.4.a.1)

Actively improve the quality of residential neighborhoods by revising site development standards in accordance with subdivision design, topography, and circulation considerations.

Responsibility: Planning Department and Design Review Committee.

Financing: Planning Department General Plan Budget.

Timing: During revision of General Plan and as an on-going project.

REDEVELOPMENT PROJECT PROGRAM (8.2.a.3)(8.3.c.4)

The City will continue to implement amended Redevelopment Project No. 1 to encourage the improvement and development of areas of the City.

Responsibility: City in cooperation with the Redevelopment Agency.

Financing: City General Fund and eventual reimbursement from Redevelopment Agency.

Timing: On-going.

COMMUNITY WIDE IMPROVEMENT PROGRAM (8.2.a.2)(8.2.c.3)(8.2.d.2)(8.4.a.3)

Every effort shall be made to correct conditions of blight and provide for adequate public facilities and services in deteriorating neighborhoods insuring a suitable living environment for all present residences. Public facilities and services shall be considered for their fiscal and environmental impacts for the revised General Plan and as part of the environmental review process for individual projects.

Responsibility: City of Lake Elsinore in cooperation with all public and private agencies, and corporations.

Financing: Community Development Block Grants, tax increment financing, tax allocation bonds, and other funding available to local jurisdictions and non-profit organizations.

Timing: On-going.

COMPATIBLE HOUSING AND COMMERCIAL USES PROGRAM (8.2.b.1)

Actively improve the quality of residential neighborhoods by revising site development standards in accordance with subdivision design, topography, and circulation considerations.

Responsibility: Planning Department and Design Review Committee.

Financing: Planning Department General Plan Budget and City's General Fund.

Timing: During revision of General Plan and continue as an on-going program.

NEIGHBORHOOD STRATEGY AREAS (NSA) PROGRAM (8.2.c.1)(8.2.d.1)(8.3.a.2)

The City will implement the 1981 to 1990 Central Business District improvement plan described in the Neighborhood Strategy Area Plan, approved by the State in August 1981.

Responsibility: City in cooperation with Community Development Corporation.

Financing: All available sources of funding including, but not limited to Community Development Block Grants, Urban Development

Action Grants, Redevelopment Bond, tax increment financing, low interest loan leveraging and the city General Fund.

Timing: 1981-1980.

HISTORICAL SIGNIFICANCE PROGRAM (8.2.c.2)(8.3.a.3)

Cooperate with the State Office of Historic Preservation Commission in the city to find any historic structures and provide for rehabilitation of those structures through legislation such as the Marks-Foran Bill.

Responsibility: Riverside Historical Society in cooperation with the City of Lake Elsinore.

Financing: State Office of Historic Preservation and County Housing Authority and available historical rehabilitation financing.

Timing: On-going.

SYSTEMATIC BUILDING IMPROVEMENT PROGRAM (8.3.b.1)

Develop a systematic approach for improvement or removal of delapidated or deteriorated structures.

Responsibility: Building Department

Financing: Building Department

Timing: Develop program before July 1, 1982 and continue as an on-going program.

PLANNED UNIT DEVELOPMENT ORDINANCE PROGRAM (8.4.a.2)

The City shall develop a Planned Unit Development Ordinance.

Responsibility: Planning Department.

Financing: Planning Department Budget.

Timing: Before July 1, 1982.

BUILDING CODE REVIEW AND REVISION (8.4.a.4)

The building code will be reviewed continuously and revised periodically to make better use of energy conservation related developments, and resource conservation techniques, and innovation, and less expensive building systems.

Responsibility: Building Department.

Financing: Building Department Budget.

Timing: Initiate July 1, 1982 or upon adoption of 1982-1983 fiscal year budget.

PROGRESS REPORT PROGRAM (8.5.b.3)

Progress reports which adjust programs to changing conditions are key elements in providing housing assistance for low and moderate income households. The basic housing problems in large part remain the same but the solutions necessary to solve the problems are continually in a state of flux. A program that was available from the federal or state government last year may be replaced or no longer available this year. Over time, vacant parcels suitable for low income subsidized housing projects may be exhausted and a new approach may be needed to solve that same problem.

In order to adjust the changing housing conditions and monitor progress on housing action program implementation, an annual housing report will be prepared. To the extent possible, the annual report will be coordinated with growth management, affordable housing, HCD, and General Plan progress reports.

Responsibility: Planning Department

Financing: Planning Department Budget

Timing: Annually

The preceding list outlines current City programs which are able to meet the needs of the community. The following list of available programs could be utilized by the City in future years should the need arise.

FEDERAL GOVERNMENT PROGRAMS

The U.S. Department of Housing and Urban Development (HUD) administers a variety of programs aimed at helping communities provide decent housing for low and moderate income citizens. The distribution mechanism by which assistance is provided varies depending on the direction or intent of the program. The assistance may come in the form of income support programs or through subsidies to various levels of the housing process. Although many programs have been devised to aid those of median income, the majority of programs are directed toward meeting the housing needs of the elderly, the handicapped and those with incomes below the median income level.

SECTION 8 LOW INCOME RENTAL ASSISTANCE: The program operates by providing housing assistance payments to owners, developers and public housing agencies to make up the difference between "fair market rent" for a unit (set by HUD) and the tenant's contribution toward the rent (at least 15 percent but not more than 25 percent of income). Currently there are 64 Section 8 units under construction and scheduled for completion in September, 1981.

SECTION 8 SEED MONEY LOANS: Provides interest free seed money to non-profit sponsors to cover 80 percent of the preconstruction expenses in planning low and moderate income housing projects.

SECTION 202 DIRECT LOANS FOR HOUSING THE ELDERLY OR HANDICAPPED: Provides for long term direct funds to private and non-profit sponsors to finance rental or cooperative housing facilities for the elderly and handicapped persons. The terms of the loan are 100 percent financing at 6.87 percent for 40 years.

URBAN PREDEVELOPMENT LOAN FUND: Provides loans to non-profit corporations, stock cooperatives, and local agencies for preliminary cost incurred in the development of assisted housing for low income persons in urban areas.

HOME MANAGEMENT TRAINING AND COUNSELING: Provides direct grants to local sponsors for providing housing counseling to low and moderate income households. The purpose of the counseling is to train low income families in home management, home maintenance, consumer finance, and home ownership.

CALIFORNIA HOUSING FINANCE AGENCY (CHFA)

DIRECT LOANS: Makes construction and rehabilitation loans of up to 95 percent to profit motivated developers, and up to 100 percent to non-profit and public agencies, for development of multi-family, mixed income projects and housing for the elderly.

SINGLE FAMILY MORTGAGE PURCHASE: Under this program CHFA purchases mortgage funds at the lower market interest rates on single family homes from private mortgage lenders, with the savings passed on to low and moderate income buyers.

HOME OWNERSHIP HOME IMPROVEMENT: Represents a cooperative state-local effort to preserve and rehabilitate declining neighborhoods. Local governments wishing to participate ask the California Housing Finance Agency to designate specific neighborhoods as neighborhoods preservation areas. After the appropriate findings and designations have been made, the CHFA market bonds and the proceeds from the bond sale are used to purchase home improvement loans and home purchase loans from private lenders.

*The City recently received a \$50,000 award with an additional \$7,500 as seed money to implement this program.

NEIGHBORHOOD STRATEGY AREA (NSA): A program currently active in the City of Lake Elsinore to provide concentrated and coordinated housing, public improvements and service activities through a combination of federal, state, local financing and city funds to achieve substantial long-term improvements in a designated area of the City.

DEPARTMENT OF VETERAN AFFAIRS

CALIFORNIA FARM AND HOME PURCHASE PROGRAM: Helps qualified California veterans purchase farm property and homes at financing costs.

SECTION 245 GRADUATED PAYMENT MORTGAGE: Provides for insurance on graduated payment mortgages/plans which allow mortgage payments to begin at a low level and gradually increase.

SECTION 312 REHABILITATION LOANS: Provides 3 percent rehabilitation loans for owners of property within designated community development areas. The loans are used to bring property up to local code standards, and all work done must be advertised for competitive bidding.

CONVENTIONAL PUBLIC HOUSING: Provides funds to local housing authorities to acquire real property, use eminent domain, assume notes and bonds to finance low income housing, borrow on bonds, and make grants and loans available to non-profit organizations for the development of low income housing.

TITLE I, SECTION II HOME IMPROVEMENT LOAN INSURANCE: Provides 12 percent, 12-year loans to property owners and long term leases to finance improvements on individual homes and multi-family structures.

MORTGAGE INSURANCE: Various mortgage insurance programs exist to insure that mortgages will be repaid to lending institutions in case of buyer default. The programs designed for special needs groups include the Department of Housing and Urban Development, Sections 203, 207, 213, 220, 221, 223, 231, 232, 234, 235, 237 and 245.

FARMERS HOME ADMINISTRATION (FmHA)

FmHA SECTION 502 HOMEOWNERSHIP AND REHABILITATION LOANS: Provides direct loans to individuals to buy, build, repair, renovate, or relocate a home. The interest rate varies according to the applicant's adjusted family income. This is an ongoing City program that has since 1978 added an additional 75 affordable housing units to the City at the present time, with an additional 15 units scheduled for completion by 1982.

FmHA SECTION 504 HOME REPAIR LOANS: Provides 1 percent loans up to \$5,000 to very low income families for home repairs needed for the health of the family and/or community.

FmHA SECTION 515 RURAL RENTAL HOUSING PROGRAM: Provides loans to public and private sponsors for the construction or substantial rehabilitation of rental and cooperative housing for low and moderate income families and elderly persons. There were 80 units completed under this program in 1979.

FmHA SECTION 514/516 FARM LABOR HOUSING LOANS: Provides a combination of grants and loans to finance construction, rehabilitation, or acquisition of rental housing for farm workers.

FmHA SECTION 523/524 TECHNICAL ASSISTANCE GRANTS FOR SELF-HELP HOUSING AND RURAL HOUSING SITE LOAN: Provides grants to the public and non-profit groups to enable low income rural residents to build their own homes. Under the program, a group of families jointly contribute by providing the needed home building labor, and hiring skilled help when necessary.

COMMUNITY DEVELOPMENT BLOCK GRANTS

AFTER CARE HOUSING PROGRAM: Provides Section 8 assistance to mentally and physically handicapped out-patients who are otherwise unable to afford adequate housing.

RURAL PREDEVELOPMENT LOAN FUND: Provides loans of up to \$300,000 to help local public agencies and non-profit cooperations (including cooperatives) meet preliminary costs incurred in applying for financing for the production or rehabilitation of low income housing in rural areas.

EMPLOYMENT DEVELOPMENT DEPARTMENT

MIGRANT SERVICES PROGRAM: Provides migrant farm workers and their families with temporary housing and other services during the peak harvest season.

LOCAL HOUSING FINANCE PROGRAMS

MARKS-FORAN AND SB99: These two items allow communities to use their borrowing power to provide financing for low and moderate income housing at low market rates. The Marks-Foran Residential Rehabilitation Act authorizes cities, counties, housing authorities, and redevelopment agencies to issue tax exempt revenue bonds to finance residential rehabilitation. SB99 allows redevelopment agencies to issue revenue bonds in order to provide long term, low interest loans to finance residential construction in redevelopment areas.

LEASEBACK: Under a leaseback arrangement, a non-profit corporation sells revenue bonds which are tax exempt if the corporation's activities are essentially public in nature and are approved by the community. Leaseback arrangements for a low rent housing project come under Article 34 of the State Constitution.

RESIDENTIAL LOAN PROGRAM: Provides low interest loans to eligible homeowners. By virtue of a contract with local lending institutions, CDBG funds are leveraged up to 10 times their original amount.

RESIDENTIAL REBATE PROGRAM: Provides graduated rebates (as a function of income) for eligible home improvements and to prevent the practices of deferred maintenance.

HOME IMPROVEMENT ASSISTANCE PROGRAM: Provides grants to low and moderate income homeowners for minor rehabilitation and critical maintenance.

SAFETY LOCK AND SMOKE ALARM PROGRAM: Provides for the cost of installation of these items when done in conjunction with other rehabilitation programs.

ATTACHMENT 1

CITY OF LAKE ELSINORE
POPULATION, HOUSEHOLD AND HOUSING STOCK
CENSUS DATA PROFILE

Item	April 1970		March 1978		April 1980	
	Number	Percent	Number	Percent	Number	Percent
		%		%		%
<u>POPULATION</u>						
(By number/percent of total)						
Total City Population	3530		5557	- 100.0	5982	- 100.0
White (Non-minority)			4234	- 76.2	4313	- 72.1
Spanish Surname/Heritage			635	- 11.4	1077	- 18.0
Black			466	- 8.4	490	- 8.2
Asian			6	- 0.1	18	- 0.3
American Indian			34	- 0.6	84	- 1.4
0-19 years of age			1536	- 27.6		
19-34 years of age			938	- 12.5		
35-49 years of age			695	- 18.2		
50-64 years of age			1069	- 19.2		
65 years of age or more			1274	- 23.0		
Median school years	10.5		10.8			
Handicapped persons					779*	
No. of Individuals collecting Social Security					2200*	
<u>LABOR FORCE</u>						
(By no. & percent of population)						
Employed full time			1255	- 22.6		
Employed part time			257	- 4.6		
Unemployed			228	- 4.1		
Student			231	- 4.15		
Retired			1065	- 28.9		
<u>HOUSING STOCK</u>						
(By no. & percent of total units)						
Total City Housing Units	2017	- 100.0	3120	- 100.0	3338**	- 100.0
Total Occupied Units	1855	- 92.0	2870	- 92.0	3081	- 92.3
Vacant Used					115°	- 3.5
Vacant New					86°	- 2.6
Standard Vacancy Rate (available for sale/for rent)	138	- 6.8	184	- 5.8	203°	- 6.1
Under Constuction			0.26	- 0.8		

ATTACHMENT 1 (continued)

CITY OF LAKE ELSINORE
POPULATION, HOUSEHOLD AND HOUSING STOCK
CENSUS DATA PROFILE

<u>Item</u>	<u>April 1970</u>		<u>March 1978</u>		<u>April 1980</u>	
	<u>Number</u>	<u>- Percent</u>	<u>Number</u>	<u>- Percent</u>	<u>Number</u>	<u>- Percent</u>
		%		%		%
<u>Reasons for Vacant Units</u>						
Seasonal/2nd Home			333	- 10.6		
Vacant for Rent	93	- 4.6	110	- 3.5		
Vacant for Sale	45	- 2.2	74	- 2.3		
Other Vacant Units			196	- 6.3		
Total Vacant Units			664	- 21.3		
<u>Year Structure Built</u>						
1970 to 1980					1330 ⁰⁰	- 40.0
1940 to 1969	1296	- 64.2			1296	- 38.8
1939 or earlier	708	- 35.1			708	- 21.2
<u>Housing Mix</u>						
Single Family Units			1799	- 57.6		
Two Family Units			237	- 7.6		
Multi-family			321	- 10.3		
Mobile Homes			763	- 24.4		
Median Resale Home Value	\$12,600		\$49,100		\$58,580 ⁰⁰	
Median New Home Value					\$70,000 ⁰⁰	
<u>Median Rental Price</u>	\$ 68					
Studio Units					\$155 ⁰⁰	
One Bedroom Units					195 ⁰⁰	
Two Bedroom Units					295 ⁰⁰	
Three Bedroom Units					400 ⁰⁰	
Four Bedroom Units					450 ⁰⁰	
<u>HOUSEHOLDS</u>						
(By no./percent of total)						
Total City Households	1462		2445		2637*	
County Median Income			\$11,979			
City Median Income	\$4,466		\$ 6,060			

ATTACHMENT 1 (continued)

CITY OF LAKE ELSINORE
POPULATION, HOUSEHOLD AND HOUSING STOCK
CENSUS DATA PROFILE

Item	April 1970		March 1978		April 1980	
	Number	Percent	Number	Percent	Number	Percent
		%		%		%
<u>Yearly Household Income</u>						
Less than \$5,000	534	- 36.5	779	- 31.7		
\$5,000 to \$7,999	147	- 10.0	393	- 16.0		
\$8,000 to \$11,999	163	- 11.1	262	- 11.9		
\$12,000 to \$14,999	63	- 4.3	105	- 4.3		
\$15,000 to \$24,999	49	- 3.3	142	- 5.8		
\$25,000 to \$49,999	18	- 1.2	64	- 2.6		
\$50,000 or more	--	- --	14	- 0.6		
Families with Social Security Income	504	- 34.5				
Mean yearly Social Security Income	\$1,789					
Families with Public Welfare Income	170	- 11.8			817***	
Mean yearly Public Welfare Income	\$1,886					
Persons Per Dwelling Unit	1.8		1.8		2.3	
Overcrowded (more than 1.01 person/room)	70	- 4.8				
Elderly-Headed Households			1290	- 52.5		
Female-Headed Households	100	- 6.8				
Households with Handicapped			504	- 20.5		
Large Families			260	- 10.6		
<u>Tenure/Years Occupied</u> (includes seasonal & 2nd home)						
<u>Owner Occupied Total</u>		56.0		51.4		
Less Than One		6.7		10.0		
One to Two		6.3		12.4		
Three to Five		8.0		10.0		
More than Five		35.0		17.0		

ATTACHMENT 1 (continued)

CITY OF LAKE ELSINORE
POPULATION, HOUSEHOLD AND HOUSING STOCK
CENSUS DATA PROFILE

Item	April 1970		March 1978		April 1980	
	Number	Percent	Number	Percent	Number	Percent
		%		%		%
<u>Renter Occupied Total</u>		44.0		48.6		
Less than One		20.0		20.0		
One to Two		7.2		15.0		
Three to Five		10.2		7.9		
More than Five		6.8		5.7		

OCCUPATION BY HOUSEHOLD
(Primary Wage Earner by
No./Percent)

Professional and						
Instructors	109	-	7.4	140	-	6.0
Managers and						
Administrators	117	-	8.0	96	-	4.0
Sales Workers	32	-	2.2	88	-	4.0
Clerical Workers	75	-	5.1	51	-	2.0
Craftsmen, Foremen	112	-	7.6	264	-	11.0
Operatives Including						
Transport	72	-	4.9	162	-	7.0
Service Workers	170	-	11.6	143	-	7.0
Laborers including						
Farm	81	-	5.5	55	-	2.0
Retired, Unemployed,						
Student Not in Labor						
Force	694	-	47.4	1423	-	58.0

Sources of Data:

- 1970 U.S. Census.
- 1978 State Department of Finance Special Census.
- * Data based on yearly Social Security Department report.
- ** 1980 U.S. Census basic data.
- *** Based on Department of Public Social Services Letter 2-11-81.
- ° Federal Home Loan Bank of San Francisco Housing Vacancy Survey July, 1980.
- °° City Planning and Building Department Data.

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